MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142263/VO/2024
Date registered valid:	17 February 2025
Proposal:	City Council Development for the over-roofing of the market building, incorporating insulation and solar panels, raising of existing parapet and new roof access hatch.
Address:	Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Michael Fisher Manchester City Council
Agent (if any):	Mr Tim Farnworth Halliday Meecham Architects
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 April 2025

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 3 April 2025

Standard consultations:
Printed: 26 February 2025 Expired: 19 March 2025

Neighbour notifications
Printed: 26 February 2025 Expired: 19 March 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located in Gorton District Centre. The application building is located in the northern part of a car park that also serves a large Tesco store located to the west. The wider site is bounded by Garratt Way (north), Wellington Street (east) and Hyde Road (south). The application building comprises elevations with red / orange brick to the lower sections and grey cladding above. The roof comprises four shallow pitched sections screened by a parapet. The principal elevation to the building is related to the car park with secondary entrance to Garratt Way.



Fig. 1 – Views of the application site

Description of development

The proposed development comprises:

i. The development would increase the height of the existing parapet by 120 mm and introduces a silver grey (RAL 7001) capping band (around the perimeter of the roof).
ii. The existing roof structure would be overlaid with a layer of insulation to facilitate the installation of 8 blocks of solar (PV) panels with retained circulation spaces.
iii. A new inspection hatch would be formed.
iv. Existing roof vents would be raised and would be partially visible above of the parapet.

v. The solar panels have the capacity to generate 236.93 KWp.



Fig.2 – Existing and proposed elevations

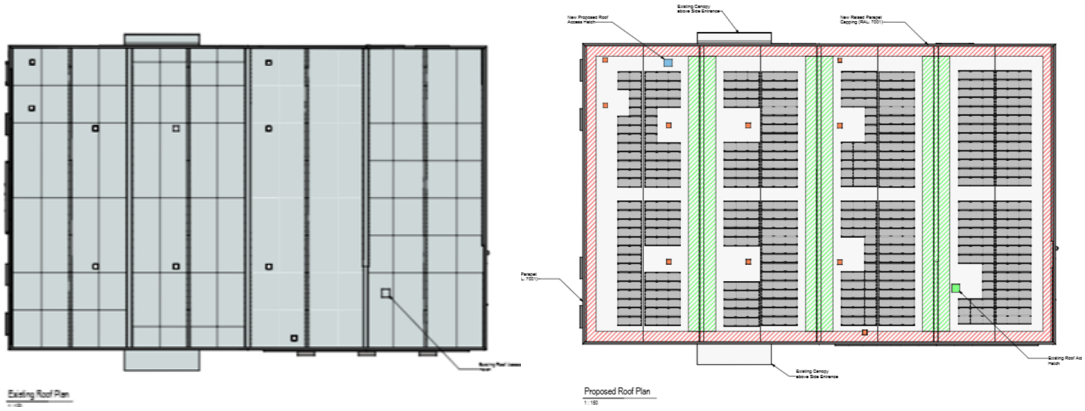


Fig.3 – Existing and proposed roof layouts

Site history

i. 142062/NMC/2025: Approved - 28.02.2025
Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Non-material amendment to planning permission reference 140644/VO/2024 to allow for the incorporation of an access ramp from Garratt Way to the new public square, together with revised planting arrangements (including species) , and minor repositioning of street furniture,

ii. 140644/VO/2024: Approved - 16.10.2024
Gorton Retail Market Car Park, Garratt Way, Manchester, M18 8LD.
CITY COUNCIL DEVELOPMENT Conversion of part of existing car park into a new public square, with revised vehicular access arrangements to/from Garratt Way, and associated changes to retained car parking area, together with the installation of external lighting and signage, and new access from the terrace to the market, and associated elevational alterations to the western elevation of the Market Hall

iii. 118487/FO/2017: Approved - 24.01.2018
Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Installation of an ATM on southern elevation of Gorton Market

iv. 086336/VO/2008/N2: Approved - 16.05.2008

Gorton Market, Gorton District Centre, Garratt Way, Manchester, M18 8LB, CITY COUNCIL DEVELOPMENT Installation of various externally illuminated signs to exterior of market building

v. 090384/VO/2009/N2: Approved - 28.10.2009
Gorton Retail Market, Garratt Way, Gorton, Manchester, M18 8LD.
CITY COUNCIL DEVELOPMENT Use of market loading area and part of car parking as outdoor market for sale of second hand goods on a Wednesday and Saturday

vi. 085921/JO/2008/N2: Approved - 07.08.2008
New Gorton District Centre, Land bounded by Hyde Road, Wellington Street and Garratt Way, Gorton, Manchester, M18 8HE
Variation of Condition No.3 of planning approval 078079/JO/2008/N2 to allow elevational layout and boundary amendments to the previously approved drawings for the erection of a new food store, retail units, market hall and petrol filling station with associated car parking and landscaping

vii. 078079/FO/2005/N2: Approved - 05.04.2006
Land Bounded by Hyde Road/Wellington Street And Garratt Way, Hyde Road, Manchester.
Erection of a Class A1 foodstore (8,198 sqm) and retail units on two floors (1,672 sqm), petrol filling station and market hall in refurbished former foodstore following demolition of existing market hall, former cinema building and retail units (but with retention of three retail units at junction of Garratt Way and Wellington Street). Closure of Dorney Street and Gorelan Road. New vehicular junction at Hyde Road; parking for 584 vehicles with service yard accessed from Garratt Way

Consultations & Notification Responses

Local residents and businesses – No comments received.

MAG Aerodrome Safeguarding Team – No objection, but recommend the inclusion of informatives (attached to the decision) relating to:

i. Future management of glare
ii. Recommendations for ‘bird proofing’ and deterrence of habitat formation by certain species to reduce risk of bird strikes.
iii. Advice regarding requirements for tall crane notifications.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.

ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

It is considered that the development would accord to the above and following objectives.

Section 12.Achieving well-designed places – Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Furthermore, good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Section 12 would be accorded with as the development would ensure the sustained operation of the market without significantly impacting on the appearance of the building.

Section 14 - Meeting the challenge of climate change, flooding and coastal change – Paragraph161 states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts. It also supports renewable and low carbon energy and associated infrastructure. It also discusses the need to mitigate and adapt to climate change (paragraph 163). Paragraph 168 states that when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions.

The development would support these objectives through the delivery of sustainable and renewable generation without unduly impacting upon the character or visual amenities of the area. Section14 would thereby be accorded with.

The Places for Everyone Plan - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant and would be accorded with for the reason outlined in this report:

Policy JP-S1: Sustainable Development
Policy JP-S2: Carbon and Energy
Policy JP-P1 Sustainable Places
Policy JP-P6: Health

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is acceptable and therefore determined within a timely manner.

Principle of the development –The interventions to the building would have a minimal impact on the appearance of the building. The PV solar panels would be screened by a slightly enlarged parapet to the building and therefore there would be no additional impact on the appearance of the building. The principle of the development is therefore acceptable.

Carbon reduction - The development would accord with the Council objective of carbon reduction and the delivery of renewable energy generation.

Glint and glare – The specification and arrangement of PV solar panels has been related to a report that concludes that mitigation measures would not be required. The Aerodrome Safeguarding Team has accepted these findings. The operation and maintenance of the PV solar panels in accordance with the submitted report is conditioned for implementation of the development. The informatives requested by Aerodrome Safeguarding have been attached.

Residential amenity – The relationship of the building to the context of the district centre would not be affected by the development. The development would not have any impact on residential amenity regarding changes to its appearance of the operation of the PV solar panels.

Conclusion – The development would positively contribute to the sustained operation of Gorton Market and is considered to be acceptable.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 10 December 2024 and 17 February 2025:

Planning application forms
Existing site plan Ref: 5719-HMA-V-L0-DR-A-10150 Rev P02
Proposed roof plan Ref: 5719-HMA-V-RF-DR-A-20150 Rev P04
Proposed GA plan Ref: 5719-HMA-V-RF-DR-A-20151 Rev P02
Location plan (site boundary) Ref: 5719-HMA-V-XX-DR-A-00050 Rev P02
Proposed elevations A & B Ref: 5719-HMA-V-ZZ-DR-A-20250 Rev P02
Proposed elevations C & D Ref: 5719-HMA-V-ZZ-DR-A-20251 Rev P02
Gorton Market Design & Access Statement Ref: 5719-HMA-GH-XX-RP-A-90051_P01 dated 12 December 2024
Glint & Glare Assessment Gorton Market Manchester dated 12 February 2025 Ref: 318483 Issue 01 by Artihan
K2 Base Report Gorton Market Ref: 04/02/2025 K" Base Version 3.2.24.2 by Connection Strength.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The development shall be implemented and maintained in accordance with the materials and specifications detail on drawings referenced:

Proposed roof plan Ref: 5719-HMA-V-RF-DR-A-20150 Rev P04
Proposed GA plan Ref: 5719-HMA-V-RF-DR-A-20151 Rev P02
Proposed elevations A & B Ref: 5719-HMA-V-ZZ-DR-A-20250 Rev P02
Proposed elevations C & D Ref: 5719-HMA-V-ZZ-DR-A-20251 Rev P02

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The development shall be implemented and maintained thereafter in accordance with the detail of documents referenced:

Glint & Glare Assessment Gorton Market Manchester dated 12 February 2025 Ref: 318483 Issue 01 by Artihan
K2 Base Report Gorton Market Ref: 04/02/2025 K" Base Version 3.2.24.2 by Connection Strength

Reason – In the interests of residential amenity and in the interests of public safety pursuant to

policies SP1 and DM1 of the Core Strategy for the City of Manchester and policies JP-P1, JP-P6, JP-S1 and JP-S2 of Sustainable Development Joint Development Plan Document - Places for Everyone.

Informative

1) In the event of an unacceptable glint/glare hazard emanating from the solar PV installations Manchester Airport will (through the Air Navigation Order) require mitigation to remove the hazard.

2) Any increase in the population of certain species of birds in this area could increase the bird strike risk at Manchester Airport. Birds are attracted to the relative warmth, shelter and security afforded by photovoltaic panels. Therefore, the perimeter of the array should ideally be bird proofed or installed with minimal spacing between the roof and the array to prevent access to birds. Alternatively, the site owner should commit to monitoring the roof on a regular basis and take deterrence action should gulls, pigeons or corvids be attracted to the installation. Manchester Airport undertakes periodic checks of its surroundings to ensure that no installations create an increased bird strike risk and the applicant is reminded of their obligations under the Air Navigation Order Part 10:240 & 241.

3) The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

4) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

Kings Dental Centre, Unit 3, Gorton District Centre, Garratt Way, Manchester, M18 8HE
Tesco Cafe, TESCO Extra, Hyde Road, Manchester, M18 8LD
2C Jessop Street, Manchester, M18 8TZ
71 Wellington Street, Manchester, M18 8BE
Vision Express, TESCO Extra, Hyde Road, Manchester, M18 8LD
Tesco Mobile, TESCO Extra, Hyde Road, Manchester, M18 8LD
40 Swindon Close, Manchester, M18 8JQ
46 Swindon Close, Manchester, M18 8JQ
Flat 10, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 1, James Court, 44A Wellington Street, Manchester, M18 8LJ
73 Wellington Street, Manchester, M18 8BE
The Dell, 55 Sibley Street, Manchester, M18 8LN
12 Roxburgh Street, Manchester, M18 8WX
75A Wellington Street, Manchester, M18 8BE
2 Jessop Street, Manchester, M18 8TZ
Gorton District Centre, Garratt Way, Manchester, M18 8HE
TESCO Extra, Hyde Road, Manchester, M18 8LD
77A Wellington Street, Manchester, M18 8BE
AGE CONCERN MANCHESTER, Units 1 To 2, Gorton District Centre, Garratt Way, Manchester, M18 8HE
1A Cross Lane, Manchester, M18 1DD

Coopers Family Butchers, Unit 10 To 12, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Pharmacy, TESCO Extra, Hyde Road, Manchester, M18 8LD
Flat 8, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 5, James Court, 44A Wellington Street, Manchester, M18 8LJ
43 Millwall Close, Manchester, M18 8LL
48 Millwall Close, Manchester, M18 8LL
42 Millwall Close, Manchester, M18 8LL
46 Millwall Close, Manchester, M18 8LL
40 Millwall Close, Manchester, M18 8LL
38 Millwall Close, Manchester, M18 8LL
45 Millwall Close, Manchester, M18 8LL
73A Wellington Street, Manchester, M18 8BE
77 Wellington Street, Manchester, M18 8BE
75 Wellington Street, Manchester, M18 8BE
8 - 10 Cross Lane, Manchester, M18 8WA
6 Cross Lane, Manchester, M18 8WA
8 Roxburgh Street, Manchester, M18 8WX
10 Roxburgh Street, Manchester, M18 8WX
6 Roxburgh Street, Manchester, M18 8WX
CORAL, Unit 5, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Subway, Garratt Way, Manchester, M18 8LD
38 Swindon Close, Manchester, M18 8JQ
42 Swindon Close, Manchester, M18 8JQ
44 Swindon Close, Manchester, M18 8JQ
48 Swindon Close, Manchester, M18 8JQ
James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 2, 2B Jessop Street, Manchester, M18 8TZ
Flat 1, 2B Jessop Street, Manchester, M18 8TZ
9 Cross Lane, Manchester, M18 8DD
Flat 1, 61 Wellington Street, Manchester, M18 8TX
Flat 2, 3 Cross Lane, Manchester, M18 8DD
Flat 2, 61 Wellington Street, Manchester, M18 8TX
7 Cross Lane, Manchester, M18 8DD
Flat 1, 3 Cross Lane, Manchester, M18 8DD
5 Cross Lane, Manchester, M18 8DD
65 Wellington Street, Manchester, M18 8TX
63 Wellington Street, Manchester, M18 8TX
1 Cross Lane, Manchester, M18 8DD
67 Wellington Street, Manchester, M18 8TX
Unit 1, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 2, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
39 Millwall Close, Manchester, M18 8LL
47 Millwall Close, Manchester, M18 8LL
41 Millwall Close, Manchester, M18 8LL
44 Millwall Close, Manchester, M18 8LL
79 Wellington Street, Manchester, M18 8BE
37 Millwall Close, Manchester, M18 8LL
2A Jessop Street, Manchester, M18 8TZ
46 Wellington Street, Manchester, M18 8LJ
Flat 7, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 3, James Court, 44A Wellington Street, Manchester, M18 8LJ
St James Rectory, 44 Wellington Street, Manchester, M18 8LJ
Flat 9, James Court, 44A Wellington Street, Manchester, M18 8LJ

Flat 6, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 2, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 4, James Court, 44A Wellington Street, Manchester, M18 8LJ
Gorton Library, Garratt Way, Manchester, M18 8HE
Unit 6, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 9, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 4, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 3, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 7, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 8, Gorton Retail Market, Garratt Way, Manchester, M18 8LD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA