

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142283/NMC/2025

Date registered valid: 28 February 2025

Proposal: Non-material amendment to planning permission referenced 137462/FO/2023 to allow for elevational changes and changes to the boundary treatment

Address: Land Off Parkmount Road, Greater Manchester, Harpurhey, M9 4AJ

Ward(s): Harpurhey Ward

Applicant: Mr Liam Charnock, John Southworth Builders Ltd

Agent (if any): Miss Kyra Jennings, AEW Architects

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 March 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

The application site relates to an 'L' shaped area, previously used as informal open space, bounded by Parkmount Road to the north, Rochdale Road to the west, Shepherd Street to the south and residential development accessed via Clayhill Walk to the east.

The site measures approximately 0.65 hectares in area and comprises open grass land, containing a number of centrally positioned, established trees. A number of footpaths dissect the site, including a centrally located footpath running east to west, which links the residential estate at Clayhill Walk with Rochdale Road.

The site is now a development site under construction associated with the host permission for which this current non material amendment application seeks to vary.

The site lies adjacent to Rochdale Road, a major north-south arterial route which links the city centre with the M60 motorway and beyond. Harpurhey district centre containing a wide range of retail, community and food and drink uses, lies a short distance to the south-east.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is mixed in character and comprises the Grade II listed building of Harpurhey Baths immediately to the south, beyond which is Manchester College and North City Library. To the west, to the opposite side of Rochdale Road, is Valentine Medical Centre and its associated car park. David Lewis Recreation ground and parkland at Boggart Hole Clough are situated a short distance to the north and north-east respectively. The wider area generally comprises residential properties, including those that immediately bound the site to the east.

Description of development

Non-material amendment to planning permission referenced 137462/FO/2023 which allowed for the erection of a two-storey residential development (including accommodation to roof-space) comprising 24 affordable dwellinghouses consisting of 18 townhouses and 6 apartments, together with associated access works, landscaping, parking and boundary treatment.

The amendments in this case relates to the elevational detail to the proposed houses and involves the reduction in protruding horizontal brick detailing to part of the elevations to allow for a continuous cavity sock, vertical brick detailing to be flush with primary brick wall to allow for the continuity of the cavity socks in these areas, removal of rooflights and awnings, updated valley gutter detail to blocks 1-3, alteration to the bedroom windows type on the west elevation to match east elevation and alterations to the boundary wall facing the pedestrian path to comprise 900mm masonry wall with brick soldier course.

The proposed amendments are required to allow for a continuous cavity sock for fire safety reasons and to comply with Part B fire safety. With Block 4 being apartments, a continuous 150mm cavity sock must fill the cavity at the apartment floor and this cannot be achieved with a staggered brick and has therefore been replaced with a continuous cavity.

Further, following the applicant's discussions with Building Control, the recessing of the brickwork around the windows openings would compromise the continuity of the cavity sock and therefore aligning it with the primary brickwork would ensure an uninterrupted cavity barrier as a fire safety provision.

The awnings are to be removed as their installation clashed with mechanical and electrical servicing requirements and the revised valley gutter detail to blocks 1-3 to suit contractor's supplier's details.

The awnings were proposed at the design stage above windows to provide solar shading, but final Part O calculations demonstrate that the awnings are no longer required and whilst they would remain of aesthetic quality, their retention would create thermal bridging and punctures to the airtight envelope resulting in penalties to the Passivhaus modelling.

The bedroom window type on west elevation to matches the east elevation window would allow residents to open the windows for natural ventilation.

The boundary wall facing pedestrian path change is proposed to simplify construction and provide a more robust boundary.

Consultations & Notification Responses

None Required.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local

Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered.

Policies SP1, DM1, H1, H2, H3, H8, EN1, EN3, EN4, EN9, EN10, EN14, EN16-EN19

In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

Policy DC7.1 (New Housing Development) state that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disable people, including those that use wheelchairs wherever this is practicable.

Policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Policy DC19.1 (Listed Buildings) seeks to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity.

Places for Everyone Greater Manchester Joint Development Plan

This document was produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Guide to Development in Manchester (SPD)

This document contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Manchester Residential Quality Guidance (2016)

The City Council's Executive has endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the city in relation to key objectives for growth and development.

The Greater Manchester Strategic Housing Market Assessment (SHMA) (April 2021)

This document forms part of the evidence base for PfE and provides the most up-to-date published evidence with regard to housing needs across Greater Manchester.

In terms of affordable housing, the SHMA identifies a net annual affordable housing need of 1,810 dwelling in Manchester.

Places for Everyone Greater Manchester Joint Development Plan (Draft August 2021)

The draft version of the Places for Everyone Joint Development Plan was published in August 2021 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. As this plan is at an advanced stage it would now be considered as a material consideration for planning applications.

Manchester Climate Change Framework 2020 - 2025

The Manchester Climate Change Framework (2020-2025) was published in February 2020 and sets out the Council high level strategy for Manchester to be a thriving, zero carbon, climate resilient city.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 4, 5, 11, 12 and 16 are considered relevant to the consideration of this application.

National Planning Policy Guidance (March 2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant sections of the NPPG in this case are as follows:

Design states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other;
- form – the shape of buildings;
- scale – the size of buildings;
- detailing – the important smaller elements of building and spaces;

Issues

Principle

Section 96A of the 1990 Act (as inserted on 1st October 2009 by S.90 of the Planning Act 2008) allows a Local Planning Authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted. In this case, the proposed changes are considered to be non-material in nature.

Materiality

It is believed that that the proposed changes have been justified in terms of their benefits to thermal performance, fire safety, energy efficiency and carbon reduction.

Whilst there would be some visual change to the appearance of the elevations and boundary wall, primary elements have been retained and would still allow for some articulation and visual interest, keeping much of the original design intent and would not material affect the character and appearance of the street-scene and the setting of the neighbouring listed building.

As such, the proposed changes would not raise any new significant issues and would still accord with the conclusions of technical assessments approved as part of the host permission, as well as complying with all relevant, overarching policy and guidance. On this, basis, the proposed alterations are considered to be of a non-material nature.

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 policies 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

The proposed amendments relates to the reduction in protruding horizontal brick detailing to part of the elevations to allow for a continuous cavity sock, vertical brick detailing to be flush with primary brick wall to allow for the continuity of the cavity socks in these areas, removal of rooflights and awnings, updated valley gutter detail to blocks 1-3, alteration to the bedroom windows type on the west elevation to match east elevation and alterations to the boundary wall facing the pedestrian path to comprise 900mm masonry wall with brick soldier course.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alterations to the host planning permission.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced:

12191-AEW-XX-XX-DR-A-0500-S2-P02-Location Plan, 12191-AEW-XX-XX-DR-A-0506-S2-P06-Ground Floor, 12191-AEW-XX-XX-DR-A-0507-S2-P02-Waste Management Strategy and 12191-AEW-XX-XX-PP-A-007-Design and Access Statement, received by the City Council as Local Planning Authority on 12 September 2023.

Drawings referenced:

Block 1A:

12191-AEW-1A-XX-DR-A-2000-S2-P012-Block 1A - Ground & First Floor GA
12191-AEW-1A-XX-DR-A-2001-S2-P012-Block 1A - Second & Roof GA
12191-AEW-1A-XX-DR-A-3000-S2-P012-Block 1A - Proposed Elevations - Sheet 1 of 2
12191-AEW-1A-XX-DR-A-3001-S2-P09-Block 1A - Proposed Elevations - Sheet 2 of 2

Block 1B:

12191-AEW-1B-XX-DR-A-2000-S2-P013-Block 1B - Ground & First GA
12191-AEW-1B-XX-DR-A-2001-S2-P013-Block 1B - Second & Roof GA
12191-AEW-1B-XX-DR-A-3000-S2-P013-Block 1B - Proposed Elevation - Sheet 1 of 2
12191-AEW-1B-XX-DR-A-3001-S2-P10-Block 1B - Proposed Elevations - Sheet 2 of 2

Block 02:

12191-AEW-02-XX-DR-A-2000-S2-P011-Block 02 - Ground & First Floor GA
12191-AEW-02-XX-DR-A-2001-S2-P011-Block 02 - Second & Roof GA
12191-AEW-02-XX-DR-A-3000-S2-P012-Block 02 - Proposed Elevations - Sheet 1 of 2
12191-AEW-02-XX-DR-A-3001-S2-P09-Block 02 - Proposed Elevations - Sheet 2 of 2

Block 03:

12191-AEW-03-XX-DR-A-2000-S2-P011-Block 03 - Ground & First Floor GA
12191-AEW-03-XX-DR-A-2001-S2-P011-Block 03 - Second & Roof GA
12191-AEW-B3-XX-DR-A-3000-S2-P011-Block 03 - Proposed Elevations - Sheet 1 of 2
12191-AEW-03-XX-DR-A-3001-S2-P09-Block 03 - Proposed Elevations - Sheet 2 of 2

Block 04:

12191-AEW-04-XX-DR-A-2000-S0-P010-Block 04 - Ground & First GA
12191-AEW-04-RF-DR-A-2001-S2-P09-Block 04 - Roof Plan
12191-AEW-04-XX-DR-A-3000-S2-P15-Block 04 - Proposed Elevations - Sheet 1 of 2
12191-AEW-04-XX-DR-A-3001-S2-P12-Block 04 - Proposed Elevations - Sheet 2 of 2

Site Plans:

12191-AEW-XX-XX-DR-A-0503-P21- Proposed Site Layout - Presentation

12191-AEW-XX-XX-DR-A-0504-P10- Proposed Site Layout - Boundary Treatment

12191-AEW-XX-XX-DR-A-0505-P06-Proposed - Street Elevations.

Received by the City Council as Local Planning Authority on 28 February 2025.

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

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

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Susceptible to Surf Water Flood (Less) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA