MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142477/NMC/2025
Date registered valid:	19 March 2025
Proposal:	Non material amendment to planning permission referenced 139997/FO/2024 to allow the alteration of office entrance door and window type on the front (east facing) elevation to Unit 1, changes to the footprint of Unit 2 and the re-alignment of associated parking areas serving both units.
Address:	Land At , Welcomb Street, Openshaw, Manchester,
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Joe Burnett NSJV Ltd
Agent (if any):	Mr Patrick Stone Spawforths
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 April 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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 proposed development site relates to former Manchester College of Building buildings at Welcomb Street (7 buildings), which are vacant. The buildings are a mix of single, two storey, and part single part two storey, with the main larger buildings comprising metal cladding. The site is located at the southern end of Welcomb Street, covers an area of 1.8ha. and comprises former college buildings and hard surfaced areas. There are currently two vehicular access points into the site from Welcomb Street. The existing boundary treatment to Medlock Court industrial estate to the west comprises high galvanised palisade fencing, with black powder coated paladin fencing to the eastern boundary with Norbury Court industrial estate. The frontage to the site to Welcomb Street comprises a small area of soft landscaping with shrubs and a tree, with a further grassed areas with trees to the north east of the main entrance to the former college.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The wider area comprises a mix of uses, including industrial units and warehouses to the north, west and east of the site, with an asphalt plant to the south of the site, and the Manchester to Glossop/Hadfield rail line beyond.

Previously approved scheme
Approval subject to conditions was granted for the erection of 4 no. two storey buildings with access and servicing arrangements, car parking, landscaping and associated works (Use

Classes E(g) (ii), (iii), B2 and B8) following demolition of existing buildings and structures on 25th November 2024.

The existing gross internal floorspace of the former College of Building premises at the site was 5,414 sq.m. As a result of the proposed development, this figure would be increased by 1,570sq.m. to 6,984 sq.m (GIA) (7,407sq.m (GEA)) in total (Unit 1 - 713sqm); Unit 2 - 1,099sqm; Unit 3 - 2,735sqm; Unit 4 - 2,437sqm). Each of the proposed units would be double height, with an open plan space and a tea point, toilet and accessible w.c.at ground floor level with a partial mezzanine above comprising ancillary office space. The proposed buildings had been designed to reflect the proposed uses and would be formed of a combination of horizontal laid profiled metal cladding panel systems. The proposed colour palette comprised a mix of white, oyster grey and basalt grey cladding. The pitched roof comprised Trapezoid profile sheet metal cladding (Goosewing Grey). Guttering would be coloured RAL 7012. Glazed areas would predominantly be located at ground and first floor level near to main entrance and would comprise polyester powder coated aluminium framed glazing. The proposed buildings were to be double height with shallow pitched roofs. The proposed buildings were to be located in proximity to the perimeter of the site with dedicated parking and servicing areas located in front or side of the proposed buildings, within the site.

Unit 1 and Unit 2 were to be situated on the west side of the site, built close to the southern boundary. These were to be accessed via existing arrangements through the industrial buildings situated to the west of the site in Medlock Court. Units 3 and 4 were to be constructed on the east side of the site, bordering the existing City Works Business Park. The existing access/egress point to the east of the Medlock Court units was to be repositioned and undergo road layout improvements to serve parking and service yards for Unit 3, with the other access being stopped up and redeveloped in connection with the proposal. Access to the proposed Unit no.4 was to be from the existing route serving Norbury Court industrial units to the east of the site. The service yards were to be surfaced with concrete, with car parking spaces being surfaced with dense bitumen tarmacadam. There were 43 parking spaces on site which were be increased in number to 98 (with 11 no. spaces for disabled users). 10 electric vehicle charging points were proposed with ducting to enable future provision to 20% of the overall parking provision (20 spaces).

The approved scheme also included the provision of 38 cycle spaces on internal wall mounted racks within each unit on the basis of Unit 1 (4 spaces), Unit 2 (6 spaces), Unit 3 (15 spaces), Unit 4 (13 spaces). A 24hour/7days a week operation was approved.
The proposal involved the installation of 2.4m black weldmesh fencing to the northwestern boundary of the site in proximity to the proposed Unit 1, to the majority of the curtilage of Unit 3, and to southern western boundary of Unit 4. The boundary to the asphalt plant to the south comprised the retention of the existing brick wall (which was to be the subject of remedial works), together with the installation of 2.4m black weldmesh fencing in part to the rear of Units nos. 3 and 4. An additional substation was proposed to be located on the frontage of the site to the existing substation. This was to be accessed via double gates from Welcomb Street. The existing substation to the north of the site was to be retained. Landscaped areas were proposed along the southern boundary, with the reconfiguration and additional planting to the existing soft landscaped area in front of the existing buildings.

Description of development
Consent is sought to make the following amendments to the originally approved scheme.

In respect of Unit One –The readjustment of the parking area serving Unit 1 has subsequently required the minor repositioning of the office door entrance, to allow suitable pedestrian and

staff access to this building. The split dimension door arrangement and window to the main entrance have been transposed.

As previously approved 

As proposed 

In regard to Unit Two – the length, and width of the unit have revised and the personnel door on north elevation omitted.
The proposed internal width would now be 26.60m, rather than the 25.35m originally approved and the proposed internal length would now be 37.20m rather than the 39.00 m originally approved. The previously approved internal floor area of unit two was 988.65 sq.m, and the internal floor area would now be 989.52 sq.m.

The width measured external now proposed is 27.47m and the length measured external now proposed is 38.57m.



Layout in respect of Units 1 and 2 previously approved



Layout in respect of Units 1 and 2 as proposed

The amendments sought also involve slight reconfiguration and changes to the parking spaces where electric charging points and spaces with ducting provision
The number of parking spaces, parking spaces where electric charging points and spaces with ducting provision would remain unchanged. The 26.00m turning circle has also been adjusted and moved slightly to the left to accommodate this.

Consultations & Notification Responses

Not applicable

Issues

Policy Context

These include Core Strategy policies SP1 (Spatial Principles); Policy DM1 (Development Management); Policy T1 (Sustainable Transport) ;Policy T2 (Accessible areas of opportunity and needs); Policy EC1 (Employment and Economic Growth in Manchester);Policy EC2 (Existing Employment Space); Policy EC5 (East Manchester); Policy EN1 (design Principles and Strategic Character Areas); Policy EN4 (Reducing CO2 emission by enabling low and zero carbon development); Policy EN8 (Adaption to Climate Change); Policy EN 9 (Green Infrastructure); Policy EN14 (Flood Risk); Policy EN15 (Biodiversity and Geological Conservation); Policy EN16 (Air Quality);Policy EN18 (Contaminated Land); and Policy EN19 (Waste); Saved UDP policies, Policy DC26(Noise) and the guidance provided within the Places for Everyone Plan, the National Planning Policy Framework, NPPG, the Guide to Development in Manchester Supplementary Planning Document, Manchester Climate Change Framework (2020-2025), and Manchester Zero Carbon Framework (2020).

Non-material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The changes sought to the approved scheme relate to revisions to:- the split dimension door arrangement and window to the main entrance being transposed in respect of Unit One;
- amendments to the length, and width of Unit Two and the personnel door on north elevation omitted. The proposed internal width would now be 26.60m, rather than the 25.35m originally approved and the proposed internal length would now be 37.20m rather than the 39.00 m originally approved. The previously approved internal floor area of unit two was 988.65 sq.m , and the internal floor area would now be 989.52 sq.m.;
- the slight reconfiguration and changes to the parking spaces where electric charging points and spaces with ducting provision. The number of parking spaces, parking spaces where electric charging points and spaces with ducting provision would remain unchanged.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed development, or the amenity of the properties in proximity to the site.

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

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

Paragraph One
The revisions to the approved scheme relate to:
- the split dimension door arrangement and window to the main entrance being transposed in respect of Unit One.
- amendments to the length, and width of Unit Two and omission of the personnel door on north elevation. The proposed internal width would now be 26.60m, and the proposed internal length would now be 37.20m.
- the slight reconfiguration and changes to the parking spaces where electric charging points and spaces with ducting provision. The number of parking spaces, parking spaces where electric charging points and spaces with ducting provision would remain unchanged.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the proposed development, or the amenity of the properties in proximity to the site.

Paragraph Two

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 material alterations to the planning approval.

Condition no.2 (Specified plans)

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

Unit One proposed floorplan ref: 12481-AEW-B1-00-DR-A-0601 rev. P02

Unit One elevations plan ref: 12481-AEW-B1-XX-DR-A-0602 rev. P02

Unit One proposed sections plan ref:12481- AEW-B1-XX-DR-A-0603 rev. P02

Unit One proposed roof plan ref: 12481-AEW-B1-RF-DR-A-0604 rev. P02

Unit Two proposed floorplans ref: 12481-AEW-B2-00-DR-A-0621 rev. P02

Unit Two elevations plan ref: 12481-AEW-B2-XX-DR-A-0622 rev. P02

Unit Two proposed sections plan ref: 12481-AEW-B2-XX-DR-A-0623 rev. P02

Unit Two proposed roof plan ref: 12481-AEW-B2-RF-DR-A-0624 rev. P02

Unit Three proposed floorplans plan ref: 12481-AEW-B3-00-DR-A-0641 rev. P02

Unit Three elevations plan ref: 12481-AEW-B3-XX-DR-A-0642 rev. P02

Unit Three proposed sections plan ref: 12481-AEW-B3-XX-DR-A-0643 rev. P02

Unit Three proposed roof plan ref: 12481-AEW-B3-RF-DR-A-0644 rev. P02

Unit Four proposed floorplans plan ref: 12481-AEW-B4-00-DR-A-0661 rev. P02

Unit Four elevations plan ref: 12481-AEW-B4-XX-DR-A-0662 rev. P02

Unit Four proposed sections plan ref: 12481-AEW-B4-XX-DR-A-0663 rev. P02

Unit Four proposed roof plan ref: 12481-AEW-B4-RF-DR-A-0664 rev. P02

Proposed site sections and street scene plan ref: 12481-AEW-XX-XX-DR-A-0506 rev. P06

Planning Support Statement ref: P4506-SPA-RP-TP-001 rev. D - Spawforths (as revised by email from planning agent dated 14.11.2024)

Design & Access Statement ref: 12481-AEW-XX-XX-RP-A-0004-P06 dated May 2024

Framework Travel Plan ref: 22975-HYD-XX-XX-RP-TP-6001-P08 dated 2 May 2024 - Hydrock

Transport Assessment ref: 22975-HYD-XX-XX-RP-TP-5001-P08 dated 2 May 2024 - Hydrock (based on floorspace proposed and not number of units referenced)

Drainage Strategy ref: 22975-HYD-XX-XX-RP-C-0500 rev. P04 dated 2 May 2024

Phase 1 Preliminary Geo- Environmental and Geotechnical Risk Assessment ref: JER9536 version.1 dated 31 May 2024

Detailed Desk Study (Stage 2) for potential UXO contamination ref: EES1361 R-02-00

Dated 19th May 2022

Flood Risk Assessment ref: HLEF83419 v1 dated September 2022

Energy and Sustainability Statement ref: 3935 dated 26.04.2024 - Hannan Associates

Existing Utility Services Report dated 20.05.2022 - Hannan Associates

Noise Impact Assessment Ref: R2090-REP01F-JW - Red Acoustics

BREEAM 2018 HEA05 Design Assessment - Shell only ref: R2090-REP02 REV. E-JW dated 2 May 2024 - Red Acoustics

Security Needs Assessment ref: GLS05-GS-SY-ZZ-RP-Y-0001-S4 rev.A - Graphite Security

Extended Phase 1 Habitat Survey (Preliminary Ecology Appraisal) Version 1 dated 29.04.2024

Dusk Emergence and Dawn Re-Entry Bat surveys ref: RT-MME-158308

Preliminary Bat Roost Assessment ref: RT-MME-157730-04 dated June 2022

Preliminary Arboricultural Assessment ref: RT-MME-157730-01 May 2022 - Middlemarch

Arboricultural Impact Assessment ref: RT-MME-157730-02 October 2022- Middlemarch (as revised by Landscape Proposals plan ref: 4198-01 Rev G).

Received 13th May 2024

Email from planning agent dated 20th June 2024 clarifying land ownership

Agent email dated 29.07.2024 in respect of boundary treatment

Email titled 'Hydrock 22975-HIGH' - Correspondence between consultant and UU to show that their concerns relating to easement have been satisfied and all matters are resolved.

Email titled 'T Fox Email 16/04/2024 - Correspondence to demonstrates that the watercourse the LLFA are referring to is proven to not be within the Site

Received 29th July 2024

Highways Technical Design Note (Reference. 22975-HYD-XX-XX-RP-TP-1001-P01)

Landscape Proposals plan ref: 4198-01 Rev G

Assessment of Biodiversity Net Gain BNG (Reference. Version 2) dated 22.08.2024

Received 23rd August 2024

Hydrock LLFA Response Drainage Technical Note (Reference. 22975-HYD-XX-XX-TN-002)

Received 23rd August 2024

The Statutory Biodiversity Metric Calculation Tool Spreadsheet and condition sheet relating to individual trees.

Received 27th August 2024

Existing Site plan (edged red) plan ref: 12481-AEW-XX-XX-DR-A-502 rev.P05 received 28th August 2024

City Works Lost Watercourse Assessment and Topographical and Underground Utility survey plan ref:UAR318_A sheet 2 of 2 received 16th October .2024

Photo Logs; Borehole Logs; Borehole Locations Drawing (Ref 22975-HYD-XX-XX-DR-GE-0002 P01) in connection with culvert investigations.

Received 5th November 2024

Bat Survey Report dated 31.7.2024 received 15th November 2024

Proposed boundary treatments plan ref. 12481-AEW-XX-XX-DR- A-0508 rev.P11

Bird and Bat Box plan ref: 12481-AEW-XX-XX-DR-A-0507 rev. P08

External works plan ref: 12481-AEW-XX-XX-DR-A-0504 rev. P13

Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P17

Received 19th November 2024

Agent email dated 21.11.2024 (08:25) confirming the implementation of sustainability measures.

AS AMENDED BY

Location Plan - Ref.12481-AEW-XX-XX-DR-0501-S4 rev. P06

Proposed Site Plan - Ref.12481-AEW-XX-XX-DR-0503-S4 rev. P19

Amended Proposed External Works - Ref.12481-AEW-XX-XX-DR-0504-S4 rev. P15

Site Plan Comparison - Ref.12481-AEW-XX-XX-DR-0520-S4-P01

Unit 1 Proposed Floor Plan - Ref.12481-AEW-B1-XX-DR-A-0601-S4 rev. P03

Unit 1 Proposed Elevations - Ref.12481-AEW-B1-00-DR-A-0602-S4 rev. P03

Unit 1 Proposed Sections - Ref.12481-AEW-B1-XX-DR-A-0603-S4 rev. P03

Unit 2 Proposed Floor Plan - Ref.12481-AEW-B2-00-DR-A-0621-S4 rev. P04

Unit 2 Proposed Elevations - Ref.12481-AEW-B2-XX-DR-A-0622-S4 rev. P03

Unit 2 Proposed Sections - Ref.12481-AEW-B2-XX-DR-A-0623-S4 rev. P03

Unit 2 Proposed Roof Plan - Ref.12481-AEW-B2-RF-DR-A-0624-S4 rev. P03

Received 19th March 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 (2012).

Condition no.8 (EVC's)

8a) Electric vehicle charging points shall be implemented in the locations shown on Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P19.

b) Prior to occupation of the development, the electric vehicle charging points shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

Condition no.9 (Car parking)

9) The car parking indicated on the approved Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P19, shall be surfaced, demarcated and made available for use prior to the units,

hereby approved being occupied. The car parking shall then be available at all times whilst the units are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

Condition no.32 (Substation design)

32) Prior to the installation of the substation on plan ref: New Substation design Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P19, finalised elevational design details shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved design shall be implemented as part of the construction of the development.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
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 -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
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Area Team Boundary - Name: NORTH AREA