

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142148/NMC/2025

Date registered valid: 13 February 2025

Proposal: Non Material Change to planning permission 139133/FO/2024 to amend description of development

Address: Land At Cornbrook Road, Manchester

Ward(s): Hulme Ward

Applicant: C/o Agent FG Vivere Manchester Ltd

Agent (if any): Harry Russell Lichfields

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19.02.2025

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

This vacant irregular site is bounded by Cornbrook Road, Chester Road and Metrolink and railway lines. It is secured by a heras fence and is bisected by Runcorn Street.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is part of the Cornbrook Hub Strategic Regeneration Framework (SRF) (2014), a joint document between Manchester CC and Trafford MDC. The framework is indicative and identifies opportunities presented by this gateway site to help guide future development. It promotes high density commercially led, mixed use developments that would create a gateway into the city centre.

There has been significant change and regeneration in this area and residential schemes have or are being developed. There are high density residential schemes alongside older buildings on Chester Road. The adjacent Vox development is 15- storeys. Cornbrook Metrolink stop is 150 metres away, bus services are available on Chester Road and Deansgate train station is a 15 minute walk.

The site is in the Manchester Air Quality Management Area (AQMA) and also adjoins an AQMA in Trafford. The site is not in a conservation area. The nearest listed building is the Former Turville Public House, Grade II, 65m east, Brindley Weir, Grade II 150m west, Railway Bridge

over Canal, Grade II 150m north, Albert Mill Grade II, 175m north-east and Hulme Barracks Grade II 175m south east. The site is in Flood Zone 1 where there is a low probability of flooding from rivers and the sea.

Description of development

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Consultations & Notification Responses

N/A

Issues

The proposal seeks to remove the residential unit numbers from the description of development. This is considered to be non material in nature and would not material alter the scheme.

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

Article 35 Declaration

Condition(s) to be attached to decision for approval

- 1) The proposal seeks to amend the description of development to:

Erection of mixed-use building incorporating residential apartments (Use Class C3a), apart-hotel studios (Use Class C1), amenity space, and café (Use Class E(b)), together with infrastructure, landscaping, and other associated works

2) 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.

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

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

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) -

Area Team Boundary - Name: CENTRAL