

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145603/NMC/2026
Date registered valid:	2 April 2026
Proposal:	Non Material Amendment to planning permission 144992/FO/2026 to increase the width of the extension by 650mm.
Address:	The Old Abbey Inn, 20 Pencroft Way, Manchester, M15 6SY
Ward(s):	Hulme Ward
Applicant:	Mr Joe Pinder
Agent (if any):	Mr Des Ruttledge D and J A Ruttledge
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	14/04/2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 03 February 2026

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 building relates to the Old Abbey Inn on the corner of Pencroft Way and Guildhall Close. The building is two storeys with a hipped roof and featuring an existing single storey flat roofed rear extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

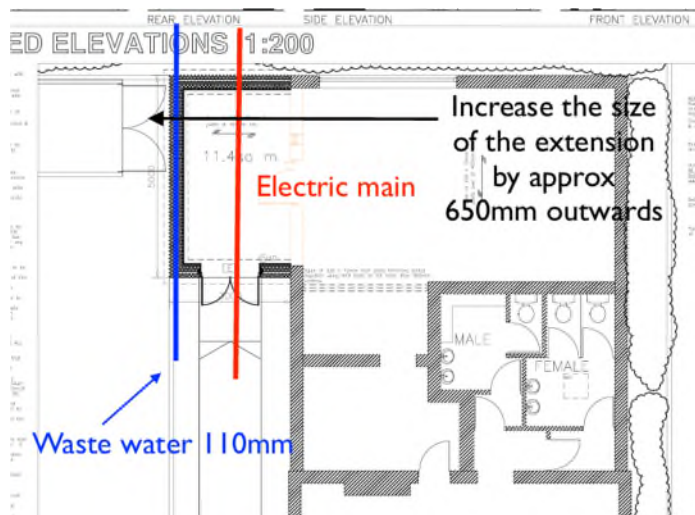
Description of area

The application site is within the Manchester Science Park and is unique in being a drinking establishment where otherwise the area is comprised of office uses.

Background

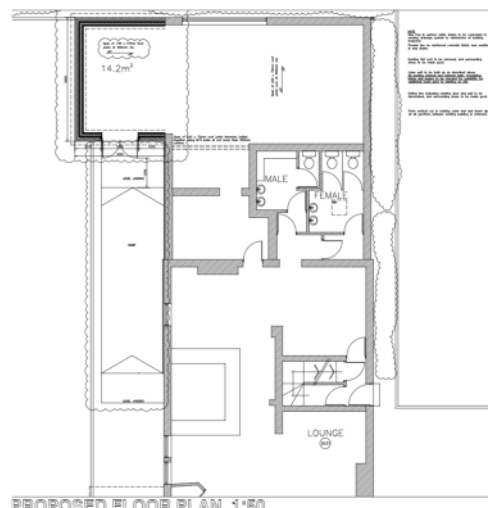
Planning application 144992/FO/2026 sought alterations and an extension to the existing single storey rear extension of the Old Abbey Inn. As approved, the former extension would be extended and form an L-shape, with a new entrance and access ramp.

Following excavation for foundational works, an electric main and wastewater pipe were uncovered.



Description of Development

This application seeks a non-material amendment to application 144992/FO/2026 to increase the width of the extension by 650mm.



(Left: Drawings as approved under 144992/FO/2026; Right: Drawings as submitted for 145603/NMC/2026)

The existing container is also shown to be removed to facilitate the extension's increased width.

Consultations & Notification Responses

Not applicable.

Issues

The additional projection to the side outrigger element of the development would not significantly increase the massing of the extension or impact the street scene given its position within the site and setback from Guildhall Close. The removal of the container would have a positive impact on the street scene.

The alterations would moreover not impact the provision of the access ramp secured in application 144992/FO/2026, would not have implications for increased noise levels and would not result in any significant increase in vehicle trips.

On this basis of the above, the proposed changes are considered to be acceptable and non-material in nature. The application is therefore recommended for approval.

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

Condition(s) to be attached to decision for approval

1) The proposed seeks to amend condition 2 (Approved Plans) of planning permission 144992/FO/2026 in order to facilitate basement floor alterations.

2) New Plans

The development hereby approved shall be carried out in accordance with the following documents received pursuant to the original application 144992/FO/2026:

- Design and Access Statement received 19/01/2026.
- Correspondence re: materials received 03/03/2026.

As well as the following drawing received 02/04/2026 pursuant to this application 145603/NMC/2026:

- BR01 REVISION A

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone Policies JP-Strat2, JP-C5, JP-C6 and JP-P1; Core Strategy Policies SP1, CC1, CC5, CC10, C10, T1, EN1, EN18 and DM1; as well as guidance contained within Section 12 of the NPPF.

3) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are 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 - City Centre PD Restriction - Class B1(a) 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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL