MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145418/NMC/2026
Date registered valid:	12 March 2026
Proposal:	Non-material amendment to Planning Permission 141765/FH/2024 to include a low level externally accessed store to roof extension.
Address:	3 River Street, Manchester, M1 5BG
Ward(s):	Deansgate Ward
Applicant:	Mr Harry Manley
Agent (if any):	Mr Chris Rodgers Guy Taylor Associates
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 April 2026

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application refers to a four-storey end town house located in the City Centre. The property can be accessed via River Street or a private access on Anvil Street.

The building predominately consists of red brick but has a glazed conservatory style and white cladded structure on the upper floor (fourth storey).

Immediately adjacent buildings include a block of apartments known as the Green building to the north and the River Street apartment building to the east. To the rear of the site (south) is 6 Great Marlborough Street, a Manchester Metropolitan University building.



Figure 1 – Application site indicated by star



Figure 2 – Aerial of site indicated by arrow

Description of development

Non-material amendment to Planning Permission 141765/FH/2024 to include a low level externally accessed store to roof extension.

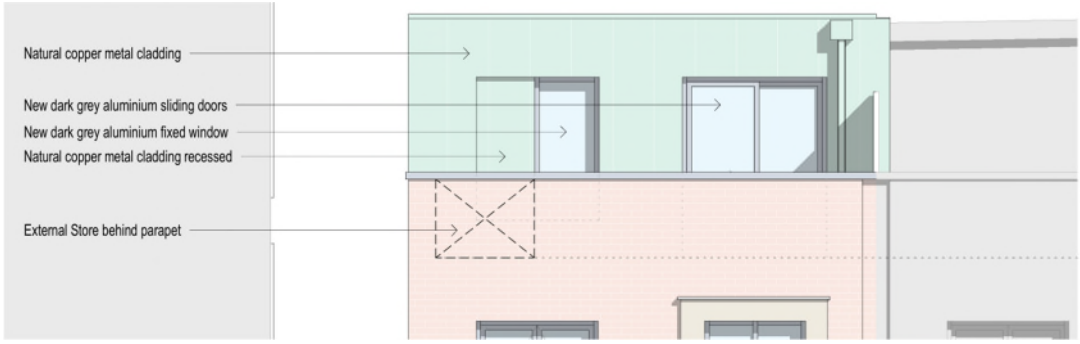


Figure 3 – Proposed southeast elevation with store shown behind parapet

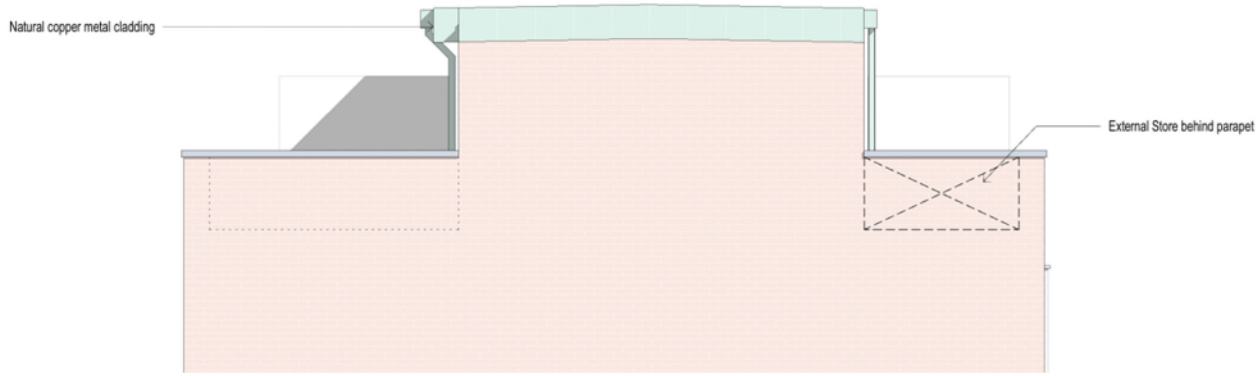


Figure 4 – Proposed northeast elevation with store shown

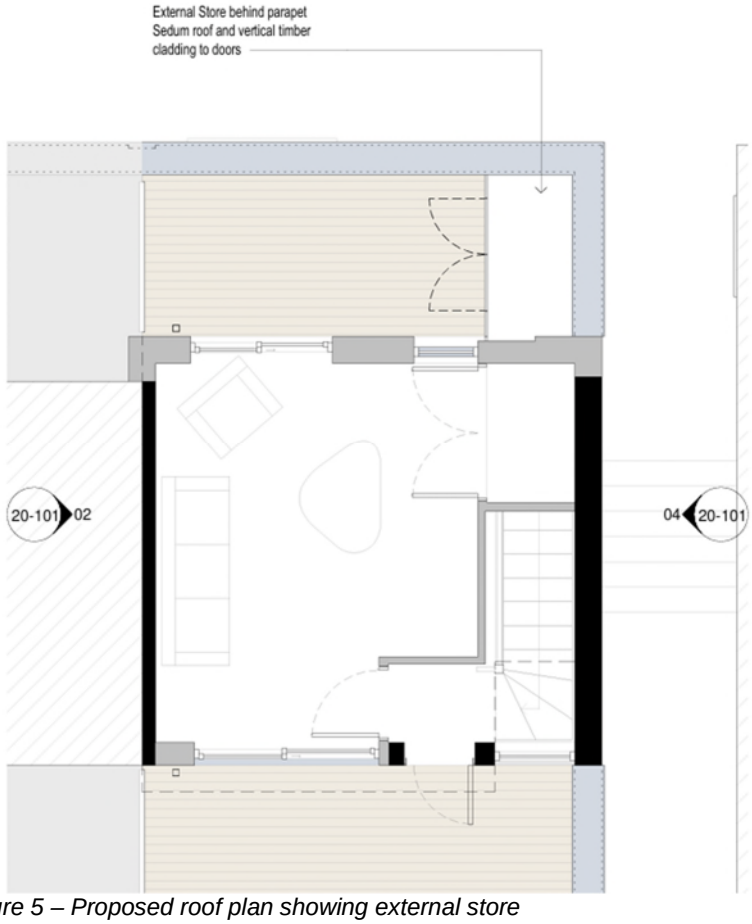


Figure 5 – Proposed roof plan showing external store

Consultations & Notification Responses

N/A

Issues

The external store would be located on the roof terrace of the residential property. It would be set below the parapet line and would not be visible from public viewpoints within surrounding street scenes.

The amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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

Condition(s) to be attached to decision for approval

1) Reason 1: The proposal seeks to amend condition 2 (approved plans) to incorporate an external store sited to the roof below the parapet line

2) Reason: 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 alteration to the planning condition.

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

    - Proposed Floor Plans: 24-0013-20-001 PL04
    - Proposed Elevations: 24-0013-20-101 PL01 PL04

    All received by the Local Planning Authority on 12 March 2026.

    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 and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

N/A

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL