MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145549/NMC/2026
Date registered valid:	27 March 2026
Proposal:	Non-material amendment of condition 2 (Specified Plans) pursuant to planning permission 141792/FO/2024 to allow for minor elevational alterations.
Address:	Blossom Motor Company, 27 Gun Street, Manchester, M4 5DN
Ward(s):	Ancoats & Beswick Ward
Applicant:	Blossom Street Motors
Agent (if any):	Mr Saghir Hussain Create It Studio Architects
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 09/04/2026

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

The application site comprises of a single storey industrial unit which is bounded by Henry Street and Gun Street. There is both pedestrian and vehicular access from both streets. The building is a combination of red brick and buff brick construction. Roller shutters feature along the property's Henry Street elevation and traditional styled timber doors along its Gun Street elevation. Corrugated metal sheeting form the property's roof. There is a live planning permission on site for the conversion of the building to a market hall (Class E), approved under permission 141792/FO/2024.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The application site lies within the Ancoats conservation area. Ancoats is a City Centre neighbourhood that is characterised by medium to high density buildings with ground floor commercial uses and upper floor residential within both new and converted buildings which contribute to the significance of the area. The historical grid pattern remains evident throughout the conservation area. Henry Street contains a variety of uses including light industrial, a multi-storey car park, drinking establishments and retail premises. There are homes on Henry Street in the upper floors of Cotton House and 13 Blossom Street. Henry Street contains a mixture of older and more modern buildings. Gun Street is home to multiple residential buildings that front onto Great Ancoats Street, and also the vehicular entry and exit to the multi-storey car park.

Description of development

The application seeks a non-material amendment to condition 2 (Specified Plans) of planning permission 141792/FO/2024 that would see minor elevational alterations to the property's Henry Street frontage.

The proposed alterations would see the removal of a section of buff brick wall previously to be retained and it to be replaced with a new wall constructed from a Mottram multi handmade brick. The previously approved section of new wall along the property's Henry Street elevation would also be completed in a matching brick, rather than that of a buff brick.

Planning History

141792/FO/2024 - Conversion of vehicle garage into market hall (Use Class E) – Approved April 2025.

059081/FO/NORTH2/00 - Demolition and rebuild of Henry Street facade and extend existing roof to create additional garage space – Approved July 2000.

F04897 - Retention of roof over yard to form extension to garage and retention of rebuilt portion of garage and repair shop (Approved to 31.12.74 Ref. TP.51387) – Approved June 1976.

Consultations & Notification Responses

Not applicable.

Issues

The proposed alterations would see minor amendments to the property's Henry Street elevation, with a section of wall to be retained to be replaced with a new wall, and a minor change in materials going from buff brick to a handmade Mottram multi brick. Considering that these amendments concern a wall that was to be largely alerted through the insertion of new windows, as well as how the final dimensions of the wall would be left unaltered, the proposal would not result in an overly perceivable change. Furthermore, the change in material would tie the property's Henry Street elevation closer in with its Gun Street elevation. On this basis the proposed change is considered to be acceptable and is considered to be 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 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

Conditions to be attached to decision for approval

1) The proposed seeks to amend condition 2 (Specified Plans) in order to allow for minor elevational alterations to the site's Henry Street elevation.

2) New plans

- A1612(02B)AP002 Revision P4: Proposed Floor Plan
- A1612(02B)AP003 Revision P4: Proposed Elevations

All stamped as received by the City Council as Local Planning Authority on the 27/03/2026.

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 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(c) To C3
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
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL