

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145162/NMC/2026

Date registered valid: 11 February 2026

Proposal: Non-material amendment to Planning Permission 141607/FO/2024 to make elevational alterations and modification to landscaping.

Address: Part Of The Former Central Retail Park, Great Ancoats Street, Manchester, M4 6DJ

Ward(s): Ancoats & Beswick Ward

Applicant: Government Property Agency

Agent (if any): Mark Imms

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

Recommendation: Approve

Date of recommendation: 20.02.2026

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

This 2.98-ha site is part of the Former Central Retail Park Strategic Regeneration Framework (SRF) which seeks to bring forward employment led development with associated green space. The SRF splits the site into two development parcels with an area of green space.

This application relates to the western portion of the site. The green space and second phase would be brought forward separately. The site is bounded by the Coop Academy and playground and Cotton Field Park to the north and the Rochdale Canal and towpath to the west, Great Ancoats Street forms the southern boundary. The second phase occupies the eastern portion of the site.

The site is vacant and comprises hardstanding, trees and shrubs, and is brownfield land. The trees and vegetation are mainly on the southern, northern and eastern edges of the site. There is a significant level change of approximately 4.5 metres across the site from the north to south. It is adjacent to the Ancoats conservation area.

A culvert, known as 'Shooters Brook', runs through the site but its exact location is not yet known. There are other assets at the site associated with the sewer network. These would require further investigation.

There is a redundant signalised vehicular access from Great Ancoats Street which would have once served the former retail park. A secondary access is available from Old Mill Street via Hugh Oldham Way. This also serves the Co-op Academy.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The site is in New Islington and adjacent to Ancoats which has been transformed over the last 20 years through large scale residential and commercial development. Beyond the Rochdale Canal are listed former Mill buildings on Redhill Street which are a key characteristic of the Ancoats conservation area.

The Co-op Academy and playground is immediately to the north. The New Islington Medical Practice which serves the Ancoats and New Islington communities is to the north east. Beyond the school and the Medical Centre is Cotton Field Park and Marina which provides a significant recreational facility for the area along with residential and commercial uses.

Old Mill Street contains numerous apartments and the Ashton Canal Basin with access to the New Islington Metrolink stop.

On the opposite side of Great Ancoats Street is the Urban Exchange Retail Park, apartments in the Grade II* Listed Brownsfield Mill, and serviced apartments on Laystall Street.

The site is in Flood Zone 1 a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor. It is approximately 3km from Clayton Vale Nature Reserve (Classified as Local Nature Reserve). The Rochdale Canal is a Site of Biological Importance. The Ashton Canal, which is also a Site of Biological Importance, is 175m east.

The site is not located in a conservation area and does not contain any listed buildings.

The Ancoats conservation area, which is adjacent to the application site, comprises industrial and manufacturing buildings from the late-18th Century, with the area being at the heart of the Industrial Revolution.

There are 28 designated heritage assets within a 250-metre of the site, including listed mills on Redhill Street/Rochdale Canal. The key assets which would be affected by the development are: - Royal Mill (Grade II*); - Brownsfield Mill (Grade II*); - Decker Mill Old Mill (Grade II*); - Doubling Mill Fireproof Mill (Grade II*); - Sedgwick Mill (to west of junction with Murray Street) (Grade II); - The Grade II listed structures associated with the Rochdale Canal, including: o Rochdale Canal Lock No.82, to east of Great Ancoats Street (Grade II); o Rochdale Canal Retaining Wall on South Side of Redhill Street, West of Union Street Bridge (Grade II); and, o Rochdale Canal Towpath Footbridge and Associated Ramps Opposite Brownsfield Mill (Grade II).

There is evidence of below ground archaeology associated with the former workers housing and small scale industrial uses. Although this was impacted when the retail park was developed, evidence of below ground archaeology remains.

The site is highly sustainable and close to the New Islington Metrolink stop and within walking distance of Piccadilly and Victoria Stations. Great Ancoats Street is a bus corridor.

Description of development

Non-material amendment to Planning Permission 141607/FO/2024 to make elevational alterations and modification to landscaping.

Consultations & Notification Responses

N/A

Issues

The changes to the scheme are as follows:

- Level Changes - reduction in floor to floor heights of both buildings - helps to reduce the massing and impact on adjoining buildings and reduces the embodied carbon.
- North Building Plant Screen - minor adjustment to height of plant screen to conceal visible plant.
- North Building Facade - removal of the fins to the North Building facade - allows a reduction of facade depth for structural and carbon efficiency, and takes the building out of the sewer easement.
- North Building Entrance - amendment to arrangement of entrance through design evolution.
- South Building Vehicle Entrance - third roller shutter proposed to provide a temporary bin hold and thus improving the management regime for waste removal.
- South Building Ventilation - decorative spandrel grill added to allow for required local ventilation.
- South Building Entrances - amendment to arrangement of entrance through design evolution.

The changes are considered in detail below:

Building level changes (North and South Building)

The proposal seeks to reduce the typical upper floor level by 50 mm. The ground floor level between the buildings would be lifted by 500mm. The plant screen would also be increased in height (465 mm) to hide all the mechanical roof top plant and PVs. The amendments result in the overall height of the building being reduced by 815mm.



I.02: North Building Bay Study - Approved Drawing

Figure 4.03: North Building Bay Study - Proposed Drawing

Amendment left (approved) right (proposed)- North Building



05: South Building Bay Study - Approved Drawing

Figure 4.06: South Building Bay Study - Proposed Drawing

Amendment left (approved) right (proposed) – South Building

Plant Screen

The amendment to the plan screen would be as follows:

- Roof level dropped by 1325mm (see Level Changes - North Building).
- Building and external grade lifted by 500mm.
- Plant screen height increased by 1290mm relative to amended roof level.
- Plant screen height therefore lifted 465mm from approved datum.

As the overall height of the North Building has been reduced, this would ensure there is a balance to the building. The change is considered to be minor and would not affect the overall composition and appearance of the building.

Façade amendments North Building

The proposal is to remove the concrete fins from the façade of the building as follows:

- 665mm facade depth reduction by removing the concrete fins and replacing them with profiled precast panels.
- By maintaining the same south facade line to the consented drawings the rear elevation now moves a total of 1,330mm south and the building misses the combined sewer easement.
- Omission of inlaid bronze element to profiled fins, replaced with polished precast element.
- Amendment to spacing of panels to provide a primary and secondary order (width of panels) and to provide a common glazing width.
- Glazed balustrade to roof level replaced with vertical railings, colour matched to metal facade elements.
- Reduction of embodied carbon associated with facade reduction and optimised supporting structure.
- It is proposed to change the glazing to opaque glazing to maintain privacy to the school to the north and provide a consistent aesthetic to all elevations.

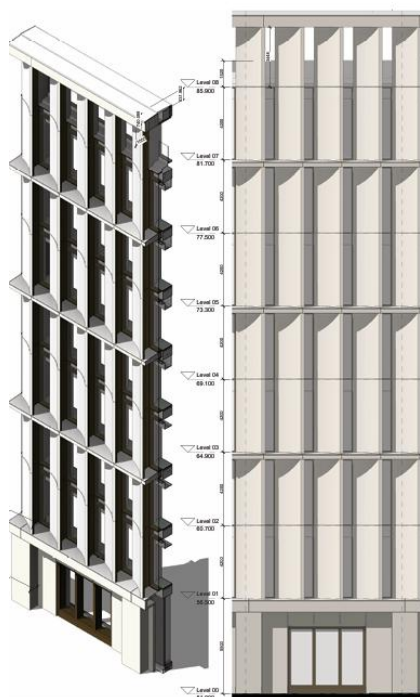


Figure 4.13: North Building - Approved Bay Study



Figure 4.14: North Building - Proposed Bay Study

Amendment left (approved) right (proposed) – North Building

Whilst the amendments will alter the appearance of the North Building, the design intent was to address requirements of the end user. The design and appearance of the building retains a high quality appearance with its proportions and now better aligns with the appearance of the South Building.



Figure 4.15: Approved Verified View 13 - Design and Access Statement (MDCX-ATR-XX-XX-RP-A-000001)



Figure 4.16: Proposed view based on Verified View 13

North Building Entrance

The Boulevard entrance to the North Building has increased in size to accommodate the operational requirements of the building. The amendments are summarised below:

- Overall entrance area on facade increased one structural bay to the east and one structural bay to the west, increasing from four structural bays to six.
- Sliding doors to staff and visitor entrances replaced with accessible width automatic opening glazed swing doors.
- Extent of glazing reduced to accommodate the developed internal design, but replaced with an area of feature wall which will be visible through turnstiles on the Boulevard. Please refer to 'North Building Entrance - Feature Wall'.
- The changes to the entrance are largely hidden from view at street level by the boundary wall.



Figure 4.17: North Building - Approved Entrance



Figure 4.18: North Building - Proposed Entrance

Given the end user requirements, it is considered and the siting and scale of the feature wall, it is considered that there will be no material impact on the appearance of the building.

Feature Wall

The proposed feature wall will be visible within the boundary wall and have limited views from the Boulevard. An indicative design intent is indicated adjacent, with the concept described below:

- Utilise the aluminium facade panels to provide a supergraphic which anchors the building to its heritage or context, for example an abstract graphic of the Manchester skyline.
- The illusion of depth can be achieved by increasing and decreasing the size of the micro perforations which would provide a shading effect.
- Building logos or wayfinding elements could be integrated onto the feature wall.

The change is considered to be acceptable and would not materially change the appearance of the building.

South building vehicle entrance

The amendments to the basement vehicle entrance on the south elevation of the South Building are as follows:

- One roller shutter provides vehicle access to the basement.
- The second roller shutter provides vehicle egress from the basement.
- The pedestrian pass door on the consented drawings providing fire escape for pedestrians from the basement is no longer required and hence has been removed.
- The proposed additional roller shutter allows a bin store adjacent to the collection point, improving the operational arrangements around refuse collection and helps to minimise the need to place bins on the pavement. The proposed design for three equal roller shutters with precast piers either side provides a very contemporary architectural approach which resolves operational requirements



Figure 4.24: South Building - Extract from the Approved South Elevation



Figure 4.25: South Building - Extract from the Proposed South Elevation

The change is considered to be acceptable and would not materially change the appearance of the building.

South building ventilation panels

The developed design requires supply and extract ventilation on the east facade for the basement. The proposed design replaces the precast downstand and aluminium spandrel panel with a bespoke perforated aluminium spandrel panel, which is continued on Great Ancoats Street. The bespoke design celebrates the digital campus by the pattern reflecting a contemporary interpretation of a computer chip or circuit board adding interest and quality to the building design.



Figure 4.26: South Building - Level 00 East Elevation - Perforated Ventilation Panel Digital Pattern Design



Figure 4.27: South Building - Level 00 East Elevation - Perforated Ventilation Panel Proportions



Figure 4.28: South Building - Extract from the Approved East Elevation



Figure 4.29: South Building - Extract from the Proposed East Elevation



Figure 4.30: South Building - Extract from the Approved South Elevation



Figure 4.31: South Building - Extract from the Proposed Level 00 South Elevation

The introduction of the ventilation is a necessary requirement of the building and ground floor uses. The proposed change would introduce a bespoke element to the scheme which ensure this is a clear design intent to this element. The change is considered to be acceptable and non material in nature.

South building Great Ancoats Street entrance

Minor amendments to the South Building entrance on Great Ancoats Street are proposed which include:

- Mullion frame size increased from 70mm to 208mm at ground floor level to support glazing loads. –
- Entrance portals reduced in size, replaced with a fully accessible proprietary tested system.
- Fire escape / firefighting access doors changed to double doors to accommodate fire safe design.
- Spatial set out of mullions and transoms amended to accommodate the above

This change is considered to be minor and non material in nature.

Landscaping

Various, non material changes are required to the landscaping. Whilst final details of the landscaping would be agreed by condition, it is considered that the change is acceptable in

order to make key changes to levels, hard landscaping areas and alignment of the boundary treatment.

Overall, all the changes considered are non material in nature and are acceptable.

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 proposed seeks to make elevational alterations and modification to landscaping.
- 2) The development hereby approved shall be carried out in accordance with the following additional drawings and documents:

MDCS-TPB-ZZ-ZZ-DR-A-042020, MDCX-TPB-Z1-00-DR-A-041001, MDCX-TPB-Z1-RF-DR-A-041001, MDCX-TPB-Z1-ZZ-DR-A-041001, MDCX-TPB-Z1-ZZ-DR-A-042001, MDCX-TPB-Z1-ZZ-DR-A-042002, MDCX-TPB-Z1-ZZ-DR-A-042003, MDCX-TPB-Z1-ZZ-DR-A-042004, MDCX-TPB-Z1-ZZ-DR-A-044001, MDCX-TPB-Z1-ZZ-DR-A-044002, MDCX-TPB-Z1-ZZ-DR-A-044003, MDCX-TPB-Z1-ZZ-DR-A-044004, MDCX-TPB-Z1-ZZ-DR-A-044005, MDCX-TPB-Z1-ZZ-DR-A-044006, MDCX-TPB-Z1-ZZ-DR-A-044007, MDCX-TPB-Z1-ZZ-DR-A-044008, MDCX-TPB-Z1-ZZ-DR-A-044009, MDCX-TPB-Z3-00-DR-A-041001, MDCX-TPB-Z3-RF-DR-A-041001, MDCX-TPB-Z3-ZZ-DR-A-041001, MDCX-TPB-Z3-ZZ-DR-A-042001, MDCX-TPB-Z3-ZZ-DR-A-042003, MDCX-TPB-Z3-ZZ-DR-A-044001, MDCX-TPB-Z3-ZZ-DR-A-044002, MDCX-TPB-Z3-ZZ-DR-A-

044003, MDCX-TPB-Z3-ZZ-DR-A-044004, MDCX-TPB-Z3-ZZ-DR-A-044005, MDCX-TPB-Z3-ZZ-DR-A-044006, MDCX-TPB-Z3-ZZ-DR-A-044007, MDCX-TPB-Z3-ZZ-DR-A-044008, MDCX-TPB-Z3-ZZ-DR-A-044009, MDCX-TPB-Z3-ZZ-DR-A-044010, MDCX-TPB-Z3-ZZ-DR-A-044011, MDCX-TPB-Z3-ZZ-DR-A-044012, MDCX-TPB-ZZ-B1-DR-A-041001, MDCX-TPB-ZZ-ZZ-DR-A-042005, MDCX-TPB-ZZ-ZZ-DR-A-042006, MDCX-TPB-ZZ-ZZ-DR-A-042007, MDCX-TPB-ZZ-ZZ-DR-A-042008, MDCX-TPB-ZZ-ZZ-DR-A-042021, MDCX-TPB-ZZ-ZZ-DR-A-042023, MDCX-TPB-ZZ-ZZ-DR-A-042024, MDCX-TPB-ZZ-ZZ-DR-A-043001, MDCX-WSP-LA-ZZ-DR-L-040102, MDCX-WSP-LA-ZZ-DR-L-040201, MDCX-WSP-LA-ZZ-DR-L-040202, MDCX-WSP-LA-ZZ-DR-L-040301, MDCX-TPB-ZZ-ZZ-DR-A-042022 and MDCX-WSP-LA-ZZ-DR-L-040304

Supporting statement

Received by the City Council, as Local Planning Authority, on the 11 February 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.

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 - 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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

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 (More) -

Area Team Boundary - Name: CENTRAL