MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145310/NMC/2026
Date registered valid:	2 March 2026
Proposal:	Non-Material Amendments to amend the wording on the trigger of Condition 9 (Materials) attached to Planning Permission 137399/FO/2023.
Address:	Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road, Manchester
Ward(s):	Ardwick Ward
Applicant:	Kadans Science Partner 8 UK Limited
Agent (if any):	Cait O'Dowd AshtonHale Ltd
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	

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 1,084 ha site is to the south of the former Williams site (which is the subject of planning application 137401/FO/2023) and forms part of a larger masterplan to bring forward a comprehensive development in this area. It is bounded by Upper Brook Street, Cottenham Street and Kincardine Road.

The northern part of the site (former Citroen site) is partially used as a temporary pay and display car park and is accessed from Upper Brook Street and Kincardine Road. The rest of the site was occupied by Elizabeth Yarwood Court.

Significant investment in housing and infrastructure through a Public Finance Initiative has transformed Brunswick over the last decade with new and refurbished homes, green spaces and public realm. The prevailing character is two and three storey dwellings, however, there are mid rise apartment buildings on Brunswick Street. Garside Gardens is an enhanced green space at the heart of the community.

There is 6 storey PBSA scheme at Kincardine Court. The University of Manchester campus, is on the opposite side of Upper Brook Street. The site is approximately 1 km from Oxford Road Train Station and within walking distance to a variety of services and amenities, particularly on Oxford Road.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is in Flood Zone 1 and 2 and a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor.

The speed limit on Upper Brook Street is 30mph. There are 'No Waiting At Any Time' and 'No Loading' (7am-7pm) restrictions on sides of the street. The speed limit on Cottenham Street is 20mph with 'No Waiting At Any Time' restrictions along the majority of its length although limited waiting parking bays are on its southern side (Permit Holders or Max. 3-hours).

Kincardine Road is 20mph and is one-way northbound with contraflow cycle lane between Brunswick Street and Whitekirk Close. Pay & Display parking bays are provided past the Whitekirk Close junction (Permit Holders or Max. 3-hours) with additional limited waiting bays further north towards Hanworth Close. The remaining Kincardine Road carriageway has 'No Waiting At Any Time' restrictions

The nearest listed buildings are the Grade II* former Unitarian Chapel and Grade II Mawson Hotel which are 80 metres and 30 metres from the site respectively. There are trees and vegetation on site but are none are protected.

Description of development

Non-Material Amendments to amend the wording on the trigger of Condition 9 (Materials) attached to Planning Permission 137399/FO/2023.

Consultations & Notification Responses

N/A

Issues

Condition 9 currently requires that prior to the commencement of the development of the Sci Tech Plot, the materials shall be agreed.

The applicant has requested consideration to change to the condition to prior to above ground work to help with the construction programme. The applicant has provided details of what the material panel will show and that they will retain the project architect in line with the s106.

Sufficient comfort has been provided around this matter.

The change to the condition is considered to be non material in nature

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

Article 35 Declaration

Condition(s) to be attached to decision for approval

1) The proposed seeks to make amend the wording on the trigger of Condition 9 (Materials) attached to Planning Permission 137399/FO/2023.

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.

9) (a) The PBSA plot materials shall be carried out in accordance with Details received by the City Council, as Local Planning Authority, on the 31 July 2025 (as approved under CDN/25/0739).

(b) Prior to any above ground works to the Sci-Tech plot of the development (excluding demolition works), all material to be used on all external elevations of the relevant plot of development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the relevant plot of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

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