

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143607/JO/2025

Date registered valid: 27 August 2025

Proposal: Variation of condition 2 (specified plans) attached to planning permission referenced 139660/JO/2024 to allow replacement windows, ventilation upgrades, lightning protection installation and modification of roof structure

Address: 466-472 Moss Lane East, Manchester, M14 4PJ

Ward(s): Moss Side Ward

Applicant: Alumno Group

Agent (if any): Manchester Steven Healey Turley

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14.04.2026

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 23 September 2025

Standard consultations:

Printed: 3 September 2025

Expired: 24 September 2025

Neighbour notifications

Printed: 3 September 2025

Expired: 24 September 2025

Site notice

Posted: 23 September 2025

Expired: 14 October 2025

Press advert

Published: 9 September 2025

Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site is situated to the southern side of Moss Lane East opposite Whitworth Park and measures approximately 0.19 hectares in area. The site can be accessed via Heald Place off Moss Lane East. The site, which is not allocated for any specific use in the core strategy, comprises a pair of semi-detached villas at 470-472 Moss Lane East (defined as a non designated heritage asset in the heritage statement associated with the parent consent) that most recently had consent for conversion into 12 flats in 2012 and the adjacent Grade II listed pair of semi-detached villas at 466 – 468 Moss Lane East that most recently had consent for conversion into 16 flats in 2014. 28 units in total. Both properties have been occupied as Houses in Multiple Occupation. Land to the rear of both pairs of dwellings is a combination of lawn and hardstanding used for car parking (24 spaces). Planning permission (135544) and Listed Building Consent (135545) were granted in November 2023 for the erection of part nine, part eight, part seven storeys building for use as purpose-built student accommodation and conversion of 466-468 to purpose-built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 – 472 Moss Lane East.

A subsequent application to vary condition number 2 (specified plans) from Listed Building Consent 135545/LO/2022 In order to facilitate internal and external design changes including to rooftop plant and machinery were approved on 30th July 2025.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Variation of condition 2 (specified plans) attached to planning permission referenced 139660/JO/2024 to allow replacement windows, ventilation upgrades, lightning protection installation and modification of roof structure.

Changes to roof include:

- Existing roof within valley gutter area to be raised locally to provide required internal headroom in the 2nd floor hallway. To be lined in leadwork to match valley gutter detailing.
- Minor extension to existing roof within valley gutter area to accommodate required lift over-run for new platform lift serving all internal levels. To be lined in leadwork to match valley gutter detailing. (The Smoke shaft with automatic opening vent serving lower accommodation levels to extend min 0.5m above existing ridge line, as required by Building Regulations was shown in per the previously consented design ref: 139600/J)/2024).

Changes to Northern elevation

- Existing sliding sash window repaired and refurbished (x5).
- Existing casement window repaired and refurbished (x4)
- Altered sash window replaced with new hardwood sliding sash window to match existing proportions (x2)
- Decayed sliding sash window replaced on a like for like basis (x1)
- Casement window replaced with new hardwood framed vertical sliding sash window (x1).
- Reinstated hardwood framed multi-pane casement window (x1)
- Existing door repaired and refurbished including overhead glazed panel (x2)

Changes to Southern elevation

- Casement window replaced with new hardwood framed vertical sliding sash window (x 15)
- Existing casement window repaired and refurbished (x2)

Changes to Western elevation

- Casement window replaced with new hardwood framed vertical sliding sash window (x 3)
- Existing casement window repaired and refurbished (x7)
- Reinstated hardwood framed multi-pane casement window (x2)

Changes to Eastern elevation

- Casement window replaced with new hardwood framed vertical sliding sash window (x 4)
- Existing casement window repaired and refurbished (x4)
- Reinstated hardwood framed multi-pane casement window (x3)

Consultations & Notification Responses

Environmental Health – Advise that their previous comments including the latest apply. All windows would be subject to an acoustic insulation condition.

Re: the roof structure – external insulation of external plant and any changes to the original plan may result in any previous acoustic reports no longer being valid.

Greater Manchester Archaeological Advisory Service - are satisfied that the proposed condition variation does not have any significant archaeological implications.

National Amenity Societies – No comment received.

Policy Context

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy H1 (Overall Housing Provision) - New housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester.

High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location.

Policy H5 (Central Manchester) - over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy H12 (Purpose Built Student Accommodation) states that the provision of new purpose built student accommodation will be supported where the development satisfied the criteria below:

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route;
2. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area;
3. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes;
4. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area;
5. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area;
6. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value;
7. Consideration should be given to provision and management of waste disposal facilities;
8. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces; and,
9. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.

Policy EC1 (Employment and Economic Growth in Manchester) looks to ensure priorities for economic growth, the Council will support significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy EC8 (Central Manchester) seeks to create a positive sense of place at the interface of the health and education institutions along Oxford Road and the residential areas, using design and public realm.

Policy T1 (Sustainable Transport) - The Council will support proposals that: - Improve choice by developing alternatives to the car. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car. Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life. Improve pedestrian routes and the pedestrian environment.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections. Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites. Policy EN1 (Design principles and strategic character areas) The proposal is considered to be a high quality scheme in terms of its design and appearance that would enhance the regeneration of the area.

Policy EN3 (Heritage) The impact on the historic environment would be acceptable and has not altered significantly from the parent consent.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) concerns reducing CO2 emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. The use of building materials with low embodied carbon in new development and refurbishment schemes is also sought.

Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) - Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet prescribed targets, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.

Policy EN8 (Adaptation to Climate Change) - All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list: Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways. The need to control overheating of buildings through passive design. The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation. Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Policy EN9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN14 (Flood Risk) – refers to flood risk and amongst other issues states that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of green infrastructure.

Policy EN16 (Air Quality) – states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN17 (Water Quality) states that developments should minimise surface water run-off and minimise ground contamination into the watercourse construction.

Policy EN18 (Contaminated Land and Ground Stability) - The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled. In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies) The below saved policies of the Unitary Development Plan are also considered relevant:

Policy DC19 (Listed Buildings) – The impact on the listed building has not altered significantly from the parent consent.

Policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Places for Everyone Greater Manchester Joint Development Plan

This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-S1 (Sustainable Development) – This policy states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Policy JP-P1 (Sustainable Places) - seeks to raise the quality of all places in a way that is sustainable in the long-term, to enhance the wellbeing for residents, as well as making Greater Manchester more attractive to potential visitors and investors. The following key attributes that all development, wherever appropriate apply:

1. Distinctive, with a clear identity that:

A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;

B. Enables a clear understanding of how the place has developed; and

C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used. Policy JP-J1 (Supporting Long-Term Economic Growth) - states a thriving, inclusive and productive economy will be sought in all boroughs.

Draft National Planning Policy Framework (December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Decisions on development proposals should apply a presumption in favour of sustainable development.

- Development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme.

- Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:

 - a. Remediating despoiled, degraded, derelict, contaminated or unstable land;

b. Making better use of vacant and under-utilised land and buildings (such as by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping under-utilised retail sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure);

- To respond to their context and create well-designed places development proposals should take account of context; liveability; climate; nature; movement; built form; public space; and identity.

Whilst this is a draft NPPF for consultation, it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

National Planning Policy Framework (December 2024)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out of date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

National Planning Policy Guidance

The Government produced a suite of documents to act as a live resource which sets out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy. The relevant sections/extracts of the NPPG are set out below:

Housing Needs of Different Groups - Strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Encouraging more dedicated student accommodation may provide low-cost housing that takes pressure off the private rented sector and increases the overall housing stock. Strategic policy-making authorities are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside university-provided accommodation. Local Planning Authorities will also need to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their area.

Noise - Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other;
- form – the shape of buildings;
- scale – the size of buildings;
- detailing – the important smaller elements of building and spaces;
- materials – what a building is made from.

Air Quality – Guidance states that when air quality is considered relevant to a planning application, which includes when proposals:

- Give rise to potentially significant impact (such as dust) during construction for nearby sensitive locations;
- Significantly affect traffic in the immediate vicinity of the proposed development site or further afield; or
- Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor quality.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow. Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Manchester City Council Report for Resolution - Executive: Purpose Built Student Accommodation Manchester (May 2023)

This report acknowledges the significant economic contribution students make to Manchester whilst they live and study in the city and that providing a residential offer for students to address the needs has been a long held Council objective as part of the housing strategy and planning policy framework (policy H12). It also recognises the development of assets within the Oxford Road Corridor area is vital to capture the commercial potential of research and innovation and help to realise the economic potential of the Corridor. The report also acknowledges that there is an unmet demand in the city and a high-quality residential offer for students in appropriate

locations, is critical for Manchester's Universities ability to attract and retain students in a global market and confirms that accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area. The approach to the provision of PBSA was endorsed to help guide decision making and the committee are requested to take this into account as a material consideration.

Legislative Requirements

Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act state that decision makers must have "special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses."

Issues

This application is the second variation of a scheme which was considered by the planning and highways committee in July 2023.

Consent is sought in relation to replacement windows, ventilation upgrades, lightning protection installation and modification of roof structure.

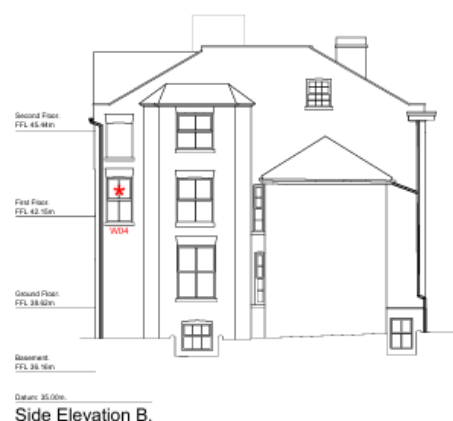
Windows

The consented proposals assumed majority of the existing timber sash and casement windows were in good condition and therefore to be retained, with a small number of formerly bricked-up windows proposed to be re-instated, and existing u-PVC windows were to be replaced with new timber windows.

The supporting documentation confirms a survey was carried out last year and its findings confirm that majority of the existing timber windows were affected by varying degrees of decay or were not operational, and as such would require extensive repairs. The strategy for window repairs and replacement has been re-assessed, and updated proposals for the windows have been submitted for consideration.

The basis of the updated strategy is to retain as much of the existing window elements as possible and carry out repairs necessary to preserve their original character. The type of repairs will vary depending on the existing condition of each individual window.

Where the existing window condition is beyond repair, a full replacement of the window on 'like-for-like' basis is proposed. In accord with the original consented proposals, existing uPVC windows are proposed to be replaced with traditional timber sash windows, and windows are reinstated where currently bricked-up.



- ★ Reinstated timber sash window painted white
- ★ UPVC Window to be replaced with timber sash window painted white

The multipaned windows on the north elevation are proposed to be reinstated to match originals which is supported in principle. Whilst it is preferable for the larger ground floor windows to be repaired, full specifications and design would be required prior to the installation of any replacement windows. It is therefore recommended that a condition is attached to any approval to require a window schedule to be submitted, including drawings to a scale of 1:5, fully detailing all new window types or replacement windows incorporating cross sections of glazing bars, sills, heads, timber type and paint finish. Furthermore, a condition to require the submission of a repair schedule of existing windows to be repaired prior to the repair works commencing.

The revised plans which have been submitted during the consideration of the application show reinstatement and repair of sash windows to main elevations, which would contribute to the conservation of the listed building and are welcomed.

Roof

The consented design provided for the required projection of the new smoke shaft above the adjacent roof level (0.5m), but no consideration was made for the internal headroom in the newly formed hallway under the roof valley or for the new passenger lift shaft over-run at the roof level. Specifically, the existing roof structure would only provide a height of 1.85m under the roof valley which would not be sufficient and would not achieve the minimum headroom in communal corridors.

Consent is sought for modifications to the existing roof structure to accommodate an adequate

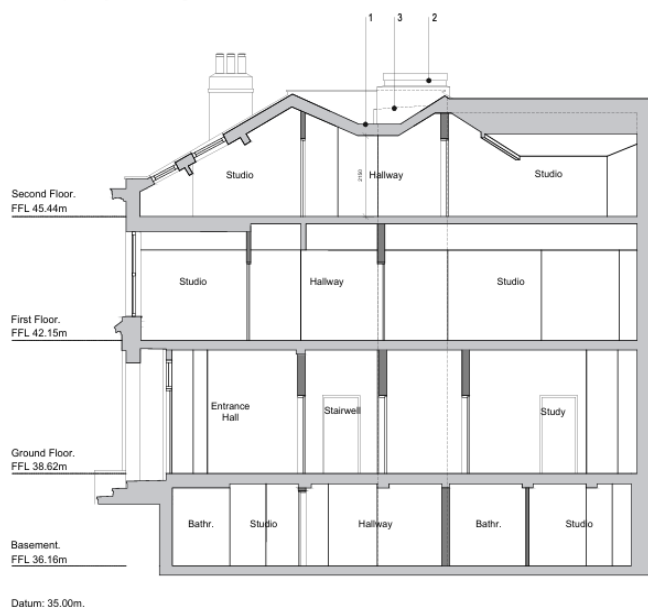
headroom in the communal hallway and to accommodate the new lift shaft over-run projection. These modifications are limited to the roof valley gutter area and would not be visible from the street. The only visible new alteration to the existing roof is the smoke shaft, which is as per the previously consented design.

Changes to roof include:

- Existing roof within valley gutter area to be raised locally to provide required internal headroom in the 2nd floor hallway by 0.3m. To be lined in leadwork to match valley gutter detailing.
- An extension to existing roof within valley gutter area to accommodate required lift over-run for new platform lift serving all internal levels. To be lined in leadwork to match valley gutter detailing.

KEY:

1. Existing roof within valley gutter area to be raised locally to provide required internal headroom in the 2nd floor hallway. To be lined in leadwork to match valley gutter detailing.
Note: this required modification was not included in the previously consented design.
2. Smoke shaft with automatic opening vent serving lower accommodation levels to extend min 0.5m above existing ridge line, as required by Building Regulations.
Note: this item is as indicated in per the previously consented design.
3. Minor extension to existing roof within valley gutter area to accommodate required lift over-run for new platform lift serving all internal levels. To be lined in leadwork to match valley gutter detailing.
Note: this required modification was not included in the previously consented design.



On the basis on the revisions sought, set in the context that the roof alterations would be screened from public view, it is considered that they present a minor variation from consented scheme.

Ventilation

The proposed ventilation strategy for the listed building follows the same principles as for the new building, where bedrooms are ventilated via natural means (i.e. opening window), and air extract is provided to bathrooms and kitchens.

Air extract from bathrooms and kitchens to the outside is required in order to meet functional requirements of the Building Regulations for purge ventilation in buildings. Due to the internal location of the bathrooms (i.e. away from external walls), the extract would need to be provided via mechanical means. A number of design options have been reviewed and assessed with the for their suitability and efficiency, specifically in relation to routing of the extract ductwork and details of the extract terminals. The existing property has a number of installed metal and clay brick vents in the existing elevations.



Consideration has been had to reuse these where possible, however, the positions of most of the existing vents would require to be adjusted slightly to suit the new internal layout of the converted building. Additionally, the existing clay brick vents cannot provide adequate air flow required for the new mechanical extract system to work. Attempting to adopt these would in effect require much larger units which could be fairly disruptive to the existing building fabric. In light of all of the above considerations, the strategy of ductwork terminal at external wall is being proposed as the more suitable option, with new terminals formed where required and being single brick in size.

It is proposed that the new ventilation terminals are to be in cast iron - a traditional and sympathetic option for the existing variegated red brick elevations.

Proposed cast iron brick vent at 225 x 75mm





The elevation drawings shown on this page indicate the proposed location of the new cast iron vents to the West gable elevation, and re-use of existing metal vents on the north principal elevation.



In regard to the ventilation strategy, the re- use and insertion of vents as proposed is considered to be an acceptable approach. It is however, proposed to attach a condition to any approval to require that prior to the commencement of works associated with the incorporation of the cast iron brick vents , a sample and specification of the cast iron brick vent be submitted to and approved ; and that the development be carried out in accordance with the approved details.

Lightning Protection

The submitted risk assessment concludes that lightning protection should be installed to the existing portion of the full development, which includes the grade II listed Georgian building. Internal routing was evaluated, but deemed unviable due to:

- Increased risk of fire or electric shock.
- Loss of usable internal space if cable cavities are created in the walls.
- Conflict with conservation requirements and internal finishes of the listed structure.

The report accompanying the application states that lightning protection is proposed be installed at roof level, with several strike points distributed throughout, and to the building's facades where the down conductors are installed vertically, terminating at earthing points around the building exterior.

The Lightning protection down conductor cable, would be 8mm diameter and colour matched to façade, and would be positioned in recesses, corners, or behind rainwater pipes, to reduce their visibility as far as reasonably practicable. No lightning protection cabling would be located on the principal elevation (Northern façade).

To minimize visual impact of these works on the building's historic character, consideration has been given to the proposed locations, setting-out and detail of the installation. The lightning conductors are proposed to be placed in inconspicuous areas, or are fully concealed where possible, with appropriate conductor type adopted depending on its location.

The accompany report states that at roof level, all lightning protection tapes are proposed to be installed under the slates and as such will not be visible. Strike points (air terminals) located along the roof ridge will be positioned on the valley side of the roof to reduce visibility from the main street.

Whilst the principle of the design colouration and discrete locations is accepted in principle, no details of fixings have been provided for consideration. It is recommended that this aspect of the scheme is conditioned.

Comments from Environmental Health

In relation 135545/LO/2022 - Variation of condition 2 (specified plans) attached to planning permission referenced 139660/JO/2024 to allow replacement windows, ventilation upgrades, lightning protection installation and modification of roof structure; conditions relating to Contaminated Land, Air Quality in accordance with the report submitted, Electric Vehicle Charging, Boiler information and Air Intake information, Construction Management, Refuse, Acoustic Insulation (residential and break out) and External Plant were requested by Environmental Health officers in respect of the listed building consent, but were applied to the planning approval , rather than the Listed Building Consent as being an appropriate approach.

In relation to planning consent 139660/JO/2024 - Variation of condition number 2 (specified plans) from Listed Building Consent 135545/LO/2022, in order to facilitate internal and external design changes including to rooftop plant and machinery, Environmental Health officers did not make any comments.

As such, the comments related to acoustic insulation have been noted but are considered to be more appropriately related to the accompanying planning application ref: 143675/JO/2025.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the listed building application, and appropriate conditions in relation specific design details in respect of window replacement, and the specific repairs in regard to any window repairs are proposed.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1.The development must be begun not later than the 24 November 2026.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority:

2027-SBA-01-00-D-A-01100 Ground Floor Plan - Proposed P03

2027-SBA-01-M-D-A-01100M Mezzanine - Proposed P02

2027-SBA-01-01-D-A-01101 Level 01 Plan - Proposed P02
2027-SBA-01-02-D-A-01102 Level 02 Plan - Proposed P02
2027-SBA-01-03-D-A-01103 Level 03 Plan - Proposed P02
2027-SBA-01-03-D-A-01104 Level 04 Plan - Proposed P02
2027-SBA-01-03-D-A-01105 Level 05 Plan - Proposed P02
2027-SBA-01-03-D-A-01106 Level 06 Plan - Proposed P02
2027-SBA-01-03-D-A-01107 Level 07 Plan - Proposed P02
2027-SBA-01-03-D-A-01108 Level 08 Plan - Proposed P02
2027-SBA-02-EL-D-A-02300 Elevation North - Proposed P02
2027-SBA-02-EL-D-A-02301 Elevation West - Proposed P02
2027-SBA-02-EL-D-A-02302 Elevation South - Proposed P02
2027-SBA-02-EL-D-A-02303 Elevation East - Proposed P02
2027-SBA-02-EL-D-A-02304 North Courtyard Elevation - Prop. P02
2027-SBA-02-EL-D-A-02305 West Courtyard Elevation - Prop. P02
2027-SBA-02-EL-D-A-02400 Contextual Elevations North & South P02
2027-SBA-02-EL-D-A-02401 Contextual Elevations East & West P02
2027-SBA-03-SE-D-A-03300 Section A-A - Proposed P02
2027-SBA-03-SE-D-A-03301 Section B-B - Proposed P02
2027-SBA-03-SE-D-A-03302 Section C-C - Proposed P02

Dated 08 August 2024

Covering letter Turley

Received 04 April 2024

Application Form Turley

Design and Access Statement Stallan Brand

2027-SBA-00-00-D-A-00120 P01	DEMOLITION PLAN
2027-SBA-01-01B-D-A-00109 P01	BASEMENT PLAN
2027-SBA-01-RF-D-A-01109 P01	LEVEL 09 (ROOF) PLAN
2027-SBA-02-EL-D-A-02000 P01	CONTEXTUAL ELEVATIONS
2027-SBA-00-00-D-A-00001 P01	LOCATION PLAN Public
2027-SBA-00-00-D-A-00100 P01	EXISTING SITE PLAN
2027-SBA-00-00-D-A-00110 P01	PROPOSED SITE PLAN

Received 28 March 2024

Air Quality Assessment Hydrock

Archaeological Desk-Based Study Nexus

BREEAM Pre-Assessment Report Ridge

Broadband Connectivity Assessment GTech Surveys Limited

Contaminated Land Report ROC Consulting

Crime Impact Statement Greater Manchester Police

Daylight & Sunlight Impact on Neighbouring Properties GIA

Ecology Report Middlemarch

Energy/ Ventilation Strategy Futureserv

Environmental Standards Statement Ridge

Flood Risk Assessment and Drainage Strategy ROC Consulting

Fire Statement OFR Consultants

Noise Impact Assessment Report Hann Tucker Associates

Television and Radio Reception Impact Assessment GTech Surveys Limited

Transport Statement RSK

Travel Plan RSK

Biodiversity Metric Calculator

Received as associated with the parent consent reference 135545/LO/2022 dated 23 November 2023

Planning Statement Turley

Received as association with the parent consent reference 135545/LO/2022 dated 24 November 2023

Heritage Statement Turley

Received as association with the parent consent reference 135545/LO/2022 dated 27 March 2023

Daylight and Sunlight Addendum GIA Redacted Tenancy Schedule

Received as association with the parent consent reference 135545/LO/2022 dated 02 May 2023

Technical Note SCP

Received as association with the parent consent reference 135545/LO/2022 dated 04 May 2023

AS AMENDED BY:-

Roof plan – Proposed plan ref: 2027-SBA-01-RF-D-A-00113 rev. P02
Section BB – Demolition plan ref: 2027-SBA-02-ZZ-D-A-01211 rev.P02
Section CC – Demolition plan ref: 2027-SBA-02-ZZ-D-A-01212 rev.P02
Section BB- Proposed plan ref: 2027-SBA-02-ZZ-D-A-10211 rev.P02
Section CC- Proposed plan ref: 2027-SBA-02-ZZ-D-A-10212 rev.P02
Lightning Protection Report ref: L047-SHA-59-XX.XX-T-E-690001 - Lightning Protection Report rev.P01 dated 02.06.2025 (in relation to the Listed Building element of the development)
Window condition survey (Site note 3 for 27-28 February 2024, job no. 214-22)

Received 31st July 2025

Agent email dated 24.02.2026 confirming that all replacement windows would be timber sliding sashes.

Elevation North- Proposed plan ref: 2027-SBA-02-EL-D-A-10400 rev. P02
Elevation South- Proposed plan ref: 2027-SBA-02-EL-D-A-10401 rev. P02
Elevation West- Proposed plan ref: 2027-SBA-02-EL-D-A-10402 rev. P02
Elevation East- Proposed plan ref: 2027-SBA-02-EL-D-A-10403 rev. P02
Received 4th 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 Manchester Core Strategy (2012)..

3.The following information was submitted in respect of planning condition 3a (Materials) of the listed building reference 135545/LO/2022 under the cover of CDN/24/1132:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13617823', stamped as received by the City Council as Local Planning Authority on the 5th December 2024.
Covering letter, stamped as received by the City Council as Local Planning Authority on the 5th December 2024.

'GMI Quality Control Statement: Listed Building Consent Condition 3a - Materials. Alumno Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 5th December 2024.

'Planner - Chart Properties', stamped as received by the City Council as Local Planning Authority on the 5th December 2024.

As revised by GMI Samples Approval Time Schedule received 14th April 2026.

The approved works shall be carried out in accordance with the approved details.

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 Manchester Core Strategy (2012).

4. Samples and specifications shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of condition 3 attached to listed building consent 135545/LO/2022, as revised by part a) of condition 3 attached to listed building consent 143607/JO/2025 .

The development shall be carried out in accordance with the approved materials.

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 Manchester Core Strategy (2012).

5. a) Prior to the installation of the lightning protection conductor cable, finalised details of the fixing to the building shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

b) The lightning protection conductor cable shall be 8mm diameter and colour matched to façade on which it is affixed.

c) At roof level, all lightning protection tapes are to be installed under the slates.

d) The strike points (air terminals) located along the roof ridge shall be positioned on the valley side of the roof.

The Lightning cabling and strike points shall thereafter be retained and maintained in situ.

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 Manchester Core Strategy (2012).

6. Prior to the commencement of works associated with the installation of any proposed new or replacement windows into the listed fabric of the development, a window schedule and drawings to a scale of 1:5 , fully detailing all new window types or replacement windows

incorporating cross sections of glazing bars, cills, heads, timber type , reveals and paint finish, shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. The windows shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed windows are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy UDP policy DC19.

7. Prior to the commencement of works associated with the repair of any of the existing windows into the listed fabric of the development, a detailed repair schedule. shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. The windows shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed windows are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy UDP policy DC19.

8. Prior to the commencement of works associated with the incorporation of the cast iron brick vents, a sample and specification of the cast iron brick vent shall be submitted to and approved in writing by the City Council, as local planning authority. The development shall be carried out in accordance with the approved details.

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 Manchester Core Strategy (2012), and saved UDP policy DC19.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Heritage & Urban Design
Greater Manchester Archaeological Advisory Service
National Amenity Societies

452 Moss Lane East, Manchester, M14 4PW
Flat 7, 464 Moss Lane East, Manchester, M14 4PW
Flat 19, 466 - 468 Moss Lane East, Manchester, M14 4PJ
36 Roberts Avenue, Manchester, M14 4DA
Flat 11, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 1, Heald Court, 6 Heald Grove, Manchester, M14 4PE
33 Roberts Avenue, Manchester, M14 4DB
15 Roberts Avenue, Manchester, M14 4DB
47 Heald Place, Manchester, M14 4PF
66 Heald Grove, Manchester, M14 4PE
28 Flamborough Walk, Manchester, M14 4HP
53 Heald Place, Manchester, M14 4PF
Flat 6, 2B Heald Place, Manchester, M14 4EA
Flat 4, 464 Moss Lane East, Manchester, M14 4PW
12 Roberts Avenue, Manchester, M14 4DA
Flat 5, Heald Court, 6 Heald Grove, Manchester, M14 4PE
13 Roberts Avenue, Manchester, M14 4DB
16 Roberts Avenue, Manchester, M14 4DA
32 Flamborough Walk, Manchester, M14 4HP
22 Flamborough Walk, Manchester, M14 4HP
15 Lumley Close, Manchester, M14 4EF
11 Lumley Close, Manchester, M14 4EF
6 Gateshead Close, Manchester, M14 4EB
Flat 5, 2B Heald Place, Manchester, M14 4EA
Flat 8, 464 Moss Lane East, Manchester, M14 4PW
Flat 7, 470 Moss Lane East, Manchester, M14 4PJ
18 Roberts Avenue, Manchester, M14 4DA
Flat 20, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 16, 466 - 468 Moss Lane East, Manchester, M14 4PJ
25 Roberts Avenue, Manchester, M14 4DB
Flat 3, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 4, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 6, 464 Moss Lane East, Manchester, M14 4PW
Flat 2, 464 Moss Lane East, Manchester, M14 4PW
Flat 6, Heald Court, 6 Heald Grove, Manchester, M14 4PE
23 Roberts Avenue, Manchester, M14 4DB
9 Roberts Avenue, Manchester, M14 4DB
27 Roberts Avenue, Manchester, M14 4DB
42 Roberts Avenue, Manchester, M14 4DA
32 Roberts Avenue, Manchester, M14 4DA
20 Roberts Avenue, Manchester, M14 4DA
38 Roberts Avenue, Manchester, M14 4DA
13 Lumley Close, Manchester, M14 4EF
3 Lumley Close, Manchester, M14 4EF
1 Lumley Close, Manchester, M14 4EF
7 Lumley Close, Manchester, M14 4EF
7 Roberts Avenue, Manchester, M14 4DB

26 Flamborough Walk, Manchester, M14 4HP
456 Moss Lane East, Manchester, M14 4PW
8 Gateshead Close, Manchester, M14 4EB
2 Parkfield Street, Moss Side, Manchester, M14 4PN
59 Heald Place, Manchester, M14 4PF
70 Heald Grove, Manchester, M14 4PE
440 Moss Lane East, Manchester, M14 4PW
57 Heald Place, Manchester, M14 4PF
55 Heald Place, Manchester, M14 4PF
450 Moss Lane East, Manchester, M14 4PW
12 Gateshead Close, Manchester, M14 4EB
22 Heald Place, Manchester, M14 4EA
58 Heald Grove, Manchester, M14 4PE
444 Moss Lane East, Manchester, M14 4PW
4 Parkfield Street, Moss Side, Manchester, M14 4PN
Flat 9, 470 Moss Lane East, Manchester, M14 4PJ
Flat 24, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 23, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 5, 470 Moss Lane East, Manchester, M14 4PJ
Flat 22, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 18, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 15, 466 - 468 Moss Lane East, Manchester, M14 4PJ
11 Roberts Avenue, Manchester, M14 4DB
448 Moss Lane East, Manchester, M14 4PW
24 Roberts Avenue, Manchester, M14 4DA
462 Moss Lane East, Manchester, M14 4PW
5 Heatherway, Manchester, M14 4EN
18 Heald Place, Manchester, M14 4EA
16 Heald Place, Manchester, M14 4EA
14 Heald Place, Manchester, M14 4EA
26 Heald Place, Manchester, M14 4EA
480 Moss Lane East, Manchester, M14 4PA
10 Gateshead Close, Manchester, M14 4EB
446 Moss Lane East, Manchester, M14 4PW
2 Heald Place, Manchester, M14 4EA
36 Flamborough Walk, Manchester, M14 4HP
68 Heald Grove, Manchester, M14 4PE
62 Heald Grove, Manchester, M14 4PE
40 Roberts Avenue, Manchester, M14 4DA
1 Roberts Avenue, Manchester, M14 4DB
30 Roberts Avenue, Manchester, M14 4DA
Evangelist Celestial Church Of Christ, 1 Parkfield Street, Rusholme, Manchester, M14 4PN
2A Heald Place, Manchester, M14 4EA
30 Flamborough Walk, Manchester, M14 4HP
24 Flamborough Walk, Manchester, M14 4HP
14 Gateshead Close, Manchester, M14 4EB
20 Gateshead Close, Manchester, M14 4EB
18 Flamborough Walk, Manchester, M14 4HP
20 Heald Place, Manchester, M14 4EA
29 Roberts Avenue, Manchester, M14 4DB
458 Moss Lane East, Manchester, M14 4PW
460 Moss Lane East, Manchester, M14 4PW
Flat 5, 464 Moss Lane East, Manchester, M14 4PW
Flat 6, 470 Moss Lane East, Manchester, M14 4PJ

17 Roberts Avenue, Manchester, M14 4DB
Flat 9, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 2, Heald Court, 6 Heald Grove, Manchester, M14 4PE
21 Roberts Avenue, Manchester, M14 4DB
26 Roberts Avenue, Manchester, M14 4DA
10 Roberts Avenue, Manchester, M14 4DA
49 Heald Place, Manchester, M14 4PF
64 Heald Grove, Manchester, M14 4PE
60 Heald Grove, Manchester, M14 4PE
34 Flamborough Walk, Manchester, M14 4HP
9 Lumley Close, Manchester, M14 4EF
5 Lumley Close, Manchester, M14 4EF
51 Heald Place, Manchester, M14 4PF
Flat 25, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 4, 2B Heald Place, Manchester, M14 4EA
Flat 1, 464 Moss Lane East, Manchester, M14 4PW
Flat 17, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 14, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 12, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 10, 466 - 468 Moss Lane East, Manchester, M14 4PJ
5 Roberts Avenue, Manchester, M14 4DB
3 Roberts Avenue, Manchester, M14 4DB
Flat 7, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 10, Heald Court, 6 Heald Grove, Manchester, M14 4PE
28 Roberts Avenue, Manchester, M14 4DA
22 Roberts Avenue, Manchester, M14 4DA
14 Roberts Avenue, Manchester, M14 4DA
438 Moss Lane East, Manchester, M14 4PW
3 Heatherway, Manchester, M14 4EN
1 Heatherway, Manchester, M14 4EN
24 Heald Place, Manchester, M14 4EA
Flat 26, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 3, 464 Moss Lane East, Manchester, M14 4PW
Flat 8, 470 Moss Lane East, Manchester, M14 4PJ
Flat 4, 470 Moss Lane East, Manchester, M14 4PJ
Flat 21, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 11, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 8, Heald Court, 6 Heald Grove, Manchester, M14 4PE
31 Roberts Avenue, Manchester, M14 4DB
19 Roberts Avenue, Manchester, M14 4DB
44 Roberts Avenue, Manchester, M14 4DA
34 Roberts Avenue, Manchester, M14 4DA
20 Flamborough Walk, Manchester, M14 4HP
17 Lumley Close, Manchester, M14 4EF
454 Moss Lane East, Manchester, M14 4PW
442 Moss Lane East, Manchester, M14 4PW
18 Gateshead Close, Manchester, M14 4EB
16 Gateshead Close, Manchester, M14 4EB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: SOUTH AREA