

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144608/NMC/2025

Date registered valid: 24 November 2025

Proposal: Non-material amendment to planning permission 122280/FO/2019 as amended by 136185/NMC/2023 and 143162/NMC/2025 to amend the design of the substation doors and the wording of Condition 21 (NSE6) to divide the condition requirements between the residential and commercial elements of the development.

Address: Land Bounded By Great Ducie Street And Mirabel Street, Manchester, M3 1PJ

Ward(s): Deansgate Ward

Applicant: Mr Tom Chambers Zentra Group PLC

Agent (if any): Mr Luke Kenney DAY Architectural

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09-11-25

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site comprises of two parcels of land which are divided by a public highway, Breslyn Street, which links Great Ducie Street to the east with Mirabel Street to the west. The entire application site is located within the administrative area of Manchester City Council.

Consent was granted in August 2022 for a development as follows:

122280/FO/2019|Erection of new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 7 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building. This is currently under construction.

Description of area

The character of the wider area is changing from its original mainly low rise light industrial character to a modern residential led mixed use part of the city centre with significant change,

regeneration and environmental improvement.

Description of development

Consent is sought for a minor change to the detailing of the door to the ground floor retail space from Breslyn Street from a louvred to a solid door and the amend the current wording of condition 21 (Plant Noise) to separate out the requirements of condition 21 in relation to the residential accommodation and the (as yet unknown) commercial unit plant requirements in terms of noise output and any necessary mitigation.

Consultations & Notification Responses

None

Issues

Principle of the Proposed Amendments

The proposed amendments have been discussed with officers and appropriate amendments made prior to submission.

The current approved louvred door on Breslyn Street leads to a heated retail space and needs to achieve a certain u-value to comply with building regulations which the approved louvred solution would not achieve. The solution from the specialist door contractor was to mechanically fix a louvre to the front of the solid door as per the below plan detail. However it is considered that a cleaner architectural solution is to remove the louvres entirely and install a solid door. This would be powder coated to match the adjacent Sub Station and deliver a consistent quality of finish at ground floor level in this location.

The changes to condition 21 will allow the pre-occupation requirements in relation to the residential accommodation to be assessed separately from the commercial accommodation, the requirements of which are unknown at this time.

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

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

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

- 1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.
- 2) The proposed amendments relate to changes resulting from detailed design development and technical development related to the ventilation strategy and to separate out the requirements of condition 21 in relation to the residential accommodation and the (as yet unknown) commercial unit plant requirements in terms of noise output and any necessary mitigation.
- 3)
- 2) The development hereby approved shall be carried out in accordance with the following additional drawings:

Access Arrangements Plan
Accommodation Schedule
Affordable Housing Statement
Air Quality Assessment
Archaeological Desktop Assessment Report
Baseline TV Signal Survey and TV Reception Impact Assessment
Broadband Connectivity Assessment
Certificate of Ownership and Notification
Commercial Delivery Statement
Crime Impact Statement
Daylight and Sunlight Report
Demolition and Construction Methodology Report
Demolition Plan
Design and Access Statement
Ecological Survey Report
Energy Statement and Environmental Standards Statement
Environmental Noise Report
Fire Engineering Report
Flood Risk Assessment

Framework Travel Plan
Heritage Assessment
Phase 1 Desk Based Ground Conditions Report
Planning and Tall Building Statement
Planning Application Form
Residential Management Strategy Statement
Response to the Manchester Green and Blue Infrastructure Strategy
Servicing and Site Waste Management Strategy
Statement of Consultation
Street Tree Planting Strategy
Transport Statement
Travel Plan
TV Reception Survey
Utility Statement
Ventilation Strategy
Ventilation Strategy
Viability Appraisal
Wind Engineering Desktop Study

Drawings

Location Plan L(--)150 Rev A
Façade Study 1 L(--)210
Façade Study 3 L(--)212
Façade Study 6 L(--)215
all received by the Local Planning Authority on 26 February 2019

Location Plan L(--)150 Revision A

204-DAY-XX-00-DR-A-04-0000 Level 0 GA Plan
204-DAY-XX-ZZ-DR-A-04-0001 Level 1-2 GA Plan
204-DAY-XX-ZZ-DR-A-04-0003 Level 3-4 GA Plan
204-DAY-XX-ZZ-DR-A-04-0005 Level 5-9 GA Plan
204-DAY-XX-10-DR-A-04-0010 Level 10 GA Plan
204-DAY-XX-ZZ-DR-A-04-0011 Level 11 - 12 GA Plan
204-DAY-XX-13-DR-A-04-0013 Level 13 GA Plan
204-DAY-XX-RF-DR-A-04-0014 Roof Plan Layout
204-DAY-XX-XX-DR-A-04-1000 GA North Elevation Section AA
204-DAY-XX-XX-DR-A-04-1001 GA North Elevation Section BB
204-DAY-XX-XX-DR-A-04-1002 GA East Elevation
204-DAY-XX-XX-DR-A-04-1003 GA East Elevation Section CC
204-DAY-XX-XX-DR-A-04-1004 GA South Elevation
204-DAY-XX-XX-DR-A-04-1005 GA West Elevation
204-DAY-XX-XX-DR-A-04-1006 Rev C GA WEST ELEVATION SECTION DD
204-DAY-XX-XX-DR-A-04-1007 GA South Elevation Section EE
204-DAY-XX-XX-DR-A-04-1008 GA North Elevation Section FF

One Victoria, Great Ducie Street, Manchester 'Proposed Amendments' document dated 25 January 2023
all received by the Local Planning Authority on 7 February 2023

Facade Study 2 04-0070 Revision A
Facade Study 4 04-0072 Revision A
Facade Study 5 04-0073 Revision A
Facade Study 7 04-0075 Revision A

Typical Window comparison showing planning intent against coordinated design 04-0080 -
Revision A
all received by the Local Planning Authority on 20 March 2023

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.

21) Prior to occupation of

(a) The residential units; and

(b) Each commercial unit

a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

(c) The approved scheme shall be completed before the premises (a) and (b) is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

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

Flood Zones Type 2 (low to medium risk) -

Flood Zone Plus Climate Change -

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 (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL