

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144933/NMC/2026

Date registered valid: 13 January 2026

Proposal: Non-material change to Planning Permission 142987/VO/2025 to allow installation of photovoltaic panels and amendment to window and door opening positionings, site layout amended and building footprint amended.

Address: The Stirling Centre, Scotland Hall Road, Manchester, M40 2AZ

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Jonathan Silversides, Premier Modular Ltd

Agent (if any): Mr Theo Beedle, Vaughan Architecture Ltd

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 January 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 14 January 2026 Expired: 4 February 2026

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:

Tree Preservation Order:

This application relates to a site, which benefits from the following planning permission:

142987/VO/2025 - City Council Development - Erection of modular-built youth and community facility (F.2) with a covered connection lobby to the existing building on site, including associated landscaping and parking areas - Stirling Centre, Scotland Hall Road - Approved 1 August 2025

This application related to the Stirling Centre, a single storey building set in landscaped grounds, originally built as an aged persons day centre. There are residential properties to the north and north east and otherwise there is open land surrounding the site, with a railway line beyond to the south, and beyond that is the Clayton Vale Nature Reserve.

The site has a brick pier/metal railing boundary, which runs along Scotland Hall Road and continues along the northern boundary before transitioning into a hedge, with a vehicular access at the north-western boundary of the site and a gated community to the west.

The building is now used as a youth centre, and the application was made, by the Youth Investment Fund, as part of a nationwide programmed of investment across 28 sites.

The existing building is situated along the south-eastern boundary of the site and has a floor area of 231 square metres. It is of brick construction with a pitched roof. The building covers

approximately 25% of the site, with 6 car parking spaces and an otherwise mostly landscaped/grassed area, with some tree planting.

The proposed new building is a flat roofed modular building, to work in combination with the existing building on site. The building would have a floor area of 127 square metres, including a glazed lobby area, that would provide a link into the main building, so that the two buildings could work independently, if necessary. The building would have a height of 3.85 metres and be perpendicular, to the existing building, being sited close to the north-eastern (Scotland Hall Road) boundary of the site. A patio area is also indicated, adjacent to the proposed building, which would allow some outdoor activities.

The approved plans show a main hall, with meeting room, kitchen and toilets, and the intention is that it would offer additional activities to compliment the existing youth centre.

The building would be constructed in timber cladding with black aluminium windows and doors.

Some grassland would be lost, but all trees are to be retained, but some works are required, including raising of crowns, to avoid interference with the proposed building. The existing 6 car parking spaces would remain, and 10 new cycle spaces are proposed in a covered shelter.

These approved works have not been implemented, and the following changes are now proposed;

- The installation of photovoltaic panels on the roof
- Minor changes to window and door opening positions
- A slight increase in the footprint of the external plant area
- Changes to the internal building layout
- Indication of a ramp (unrailed) adjacent to the front entrance
- Minor changes to the site layout

It is considered that these revisions represent minor design changes, and it is not considered that these proposed revisions significantly alters the appearance or impact of the proposed works.

It is not therefore felt that the works would have a more detrimental impact upon adjoining occupiers, or visual amenity of the location, or adversely affect the character of the area, compared to the works previously approved.

Consultations & Notification Responses

Manchester Airport Safeguarding Authority - No objections

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) The details of the proposed amendments relate to:
The installation of photovoltaic panels on the roof
Minor changes to window and door opening positions
A slight increase in the footprint of the external plant area
Changes to the internal building layout
Indication of a ramp (unrailed) adjacent to the front entrance
Minor changes to the site layout

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Design and Access Statement

Tree survey report and drawing numbered P.2063.24.T01

Ascerta preliminary ecological appraisal and day time building inspection document dated October 2024 and drawing numbered P.2063.24.E02

All stamped as received by the City Council, as Local Planning Authority, on 19 May 2025.

Ascerta Biodiversity Impact Assessment document, dated April 2025, and Mayer Brown Transport assessment dated May 2025, stamped as received by the City Council, as Local Planning Authority, on 23 June 2025.

Drawing numbered 23519-0224 rev P-01 and the A-1 On-site Habitat Baseline document, stamped as received by the City Council, as Local Planning Authority, on 24 July 2025.

Email from Lorna Clements, dated 29 July 2025, confirming Biodiversity Net Gain arrangements for the site and the adjoining Scotland Hall Road Recreation ground.

Drawings numbered 40693-PML-00-DR-A-000002-P04-GA, 40693-PML-00-DR-A-000021-P05, 40693-PML-XX-DR-A-000003-P04-GA and 40693-PML-XX-DR-A-000005-P04-GA, all stamped as received by the City Council, as Local Planning Authority, on 13 January 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

3) 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.

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

Appendix 2 – Planning constraints

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

Historic Landfill Site 50m Buffer -

Area Team Boundary - Name: NORTH AREA