

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144285/NMC/2025
Date registered valid:	16 October 2025
Proposal:	Non-material amendment to planning application referenced 143045/FO/2025 for changes to the Granby Row elevation to relocate the door.
Address:	Bainbridge House, Granby Row, Manchester, M1 2PW
Ward(s):	Piccadilly Ward
Applicant:	Mr James Atkinson iQ Student Accommodation
Agent (if any):	Mr Will Hannah Turley
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	04/11/2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 27 June 2025

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

The application site relates to the 3-storey mixed use Bainbridge House building located on the corner of Granby Row and London Road in the Piccadilly Area of the City Centre. The building has 2 levels of office above the ground floor unit, with the unit that is the subject of this application fronting both Granby Row and London Road.

The building is predominantly in red brick with black and yellow brick detailing, featuring upvc frames and a painted timber cladding. The corner unit itself features expanses of glazing on its northeastern and northwestern elevations with blue upvc frames.

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of Area

Bainbridge House is within the Whitworth Street Conservation Area, and from certain vantages is seen in conjunction with the settings of the Grade II listed Piccadilly Railway Station and the Grade II* Fire Station. It is also within proximity to the Grade II listed Sculptural Wall on London Road.

Surrounding uses include hostels, student accommodation, offices, shops, restaurants, drinking establishments and a taxi rank.

Prior Planning History

136874/FO/2023: Erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works. Approved 12.09.2023.

Background

Application 143045/FO/2025 for a change of use of the ground floor unit from office (Use Class Class E) to a marketing suite (Use Class Sui Generis) and external alterations to the ground floor was approved 11/08/2025.

The unit would feature a to-scale selection of IQ's studio accommodation and cluster accommodation (bedroom and kitchen examples), constructed to scale, as well as a back of house office for staff members.

The application included external alterations to the northeastern and northwestern elevations, creating two entrances from Granby Row while the existing entrance to London Road would be sealed. The new entrances would measure 2.1m by 2.1m and 2.1m by 1m, featuring glass panelling to one side and between the entrances. The frames would be in PPC aluminium with an anodite bronze finish.

Condition 6 of the approval required further detail to be submitted from the Granby Row entrance.

Notwithstanding the details as set out in condition 2 above, prior to the first use of the unit, drawings including relevant sections detailing alterations to the highway to achieve level access through the threshold shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development prior to first use and thereafter retained for as long as the development remains in use.

Description of development

The application seeks a non-material amendment to application 143045/FO/2025 for changes to the Granby Row and London Road elevations.

The Granby Row main entrance would be relocated, inset slightly further in from London Road elevation. The small spandrel panel to the left side of the double door would be replaced with larger glazed window measuring 1m in length, resulting in the double door entrance being fitted either side of a spandrel panel.

As per the original permission, the London Road entrances would be permanently sealed. However, the application would see the removal of the double door main entrances which would be replaced by a glazing panel. The brick course would extend across from existing.

The surrounding frames of the additional areas of glazing and entrance doors would be finished in PPC Aluminium (RAL ADBronzeC33 330898.90 Matt) as previous.

Drawings have also been submitted to provide the additional detail for level access required by Condition 6 of the 143045/FO/2025 permission. There would be works to the public highway required to achieve level access, with external levels raised to reduce the step to within a 10mm tolerance across the Granby Row entrances.

Consultations & Notification Responses

Highways

No objection:

- The access will open inwards and is acceptable to highways
- Highways are satisfied with the proposal for variation of Condition 6 (Access) and have no objections in principle

Issues

This change will relocate the pedestrian access further up Granby Row, ensuring that there are no issues with pedestrians passing on London Road and Granby Row.

The minor adjustment of the Granby Row entrance's location, the addition of a glazing panel to the Granby Row elevation, as well as the replacement of the London Road double doors with a panel of glazing are not considered to significantly alter the building's appearance or relationship with the highway.

The proposed relocation of the Granby Row main entrance is a minor adjustment of that approved in application 143045/FO/2025, helping to facilitate level access to the unit and with the inset from London Road helping to reduce conflict with passing pedestrians. The addition of the panel of glazing to the left side of this entrance is again considered a minor reconfiguration of the doors and glazing approved in application 143045/FO/2025, with no significant visual impact.

The existing London Road double doors that were only to be sealed would now be replaced with a panel of glazing. The existing doors are mostly glazed and the new panel of glazing would follow the lines of the existing windows adjacent. With the brick coursework continued across, and with the surrounding frames of all glazing and entrance doors finished in bronze aluminium as previous, it is not considered that this alteration would significantly alter the appearance of the building.

The provision of further details regarding level access pursuant to Condition 6 of the 143045/FO/2025 permission are accepted. It is recommended that the wording of the condition is amended to ensure compliance with the submitted details. It is noted that works on the adopted highway would be subject to a S278 agreement and in the event of an approval it is recommended that an informative is attached to the decision notice.

On this basis of the above, the proposed changes are considered to be acceptable and non-material in nature. The application is therefore recommended for approval.

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

1) The proposed seeks to amend conditions 2 (Specified Plans) and 6 (Level Access) of planning permission 143045/FO/2025 in order to alter the Granby Row and London Road elevations, as well as provide further details regarding level access pursuant to Condition 6 of the original permission.

2) New Plans

The development hereby approved shall be carried out in accordance with the following drawings:

63073 -SRA -ZZ -XX -DR -A – 00800 REV. P01 (Location Plan)

63073-SRA-XX-00-DR-A-20801 REV. P10 (Proposed Ground Floor Plan)

63073-SRA-XX-00-DR-A-20811 REV. P07 (Proposed Ground Floor Plan)

63073-SRA-XX-00-DR-A-32311 REV. P05 (Marketing Suite - Entrance Door and Screen Elevation Study)

3) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are 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.

4) Notwithstanding the details as set out in condition 2 above, the alterations to achieve proposed level access through the threshold shall be carried out in accordance with 63073-SRA-XX-00-DR-A-32311 REV. P05 (Marketing Suite - Entrance Door and Screen Elevation Study). The approved details shall be implemented as part of the development prior to first use and thereafter retained for as long as the development remains in use.

Reason - In the interests of accessible access, pursuant to policies CC10, SP1 and DM1 of the Manchester Core Strategy (2012).

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 - Whitworth Street Conservation Area 1985

Area Team Boundary - Name: CENTRAL