MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144934/NMC/2026
Date registered valid:	13 January 2026
Proposal:	Non Material Amendment to planning permission 142989/VO/2025 to allow installation of photovoltaic panels, amendment to window and door opening dimensions, site layout amended and building footprint amended.
Address:	Land Between Residential Roads, Yew Tree Road, Heswall Avenue And Dennison Avenue Accessed Between 306 And 308 Yew Tree Road, Manchester
Ward(s):	Old Moat Ward
Applicant:	Mr Jonathan Silversides Premier Modular Ltd
Agent (if any):	Mr Theo Beedle Vaughan Architecture Ltd
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29th 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/area
The application site relates to a former council depot site (679 sqm in area) accessed from Yew Tree Road between nos.306 and 308.The site is currently occupied by a number of single storey brick buildings and a portable building. The site is enclosed by a mix of boundary treatment including high brick walls, concrete post and panel fencing with chain link fencing above and close boarded fencing with weldmesh fencing above. It is surrounded by residential properties and lies to the south of Old Moat Park.

Planning History
142989/VO/2025 - City Council Development - Installation of a modular-built youth hub and community facility, including associated landscaping (Class F.2)
Land Between Residential Roads, Yew Tree Road, Heswall Avenue and Dennison Avenue accessed between 306 and 308 Yew Tree Road, Manchester
Approved 31st July 2025 subject to conditions.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Previously approved scheme
Consent was sought by the City Council for the erection of a single storey, modular building to be used as a youth hub on the former council depot site, together with associated access, parking and boundary treatment. A glazed canopy was to be incorporated above the main entrance. The proposed building would be located on the southern side of the site and features

two parking spaces for disabled users, accessed from the existing access point on Yew Tree Road. The development also included a hard-surfaced area around the building, an enclosed area for external plant to the northern façade of the building, and dedicated spaces for bicycles and waste. For the most part the existing boundary treatment to the perimeter of the site was be retained. 2m high acoustic close boarded fencing was proposed to the southern boundary.

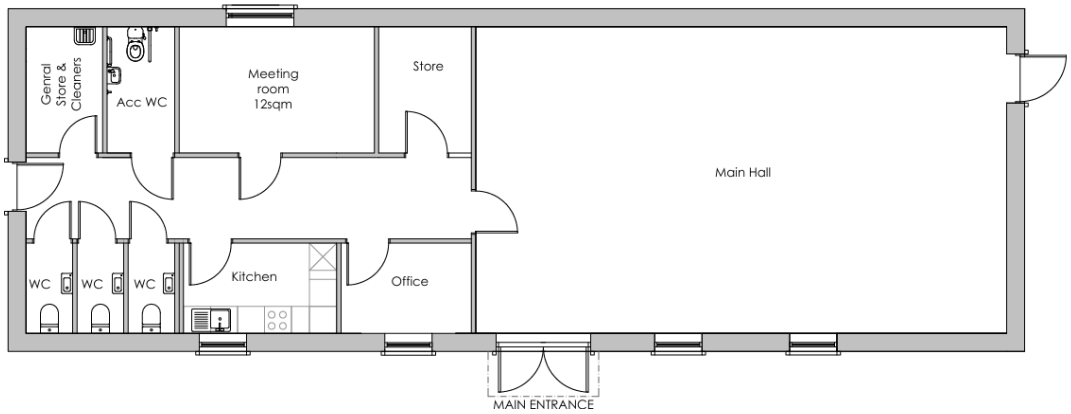


The intention of the proposed facility was to increase the provision of youth services in Old Moat through the provision of a multi-purpose youth centre. It was anticipated that the busiest session would cater for 25 attendees.
The new youth centre's fundamental purpose is to deliver universal, open access youth provision for young people aged 11-19, and up to age 25 for those with special educational needs and disability (SEND).
The delivery of universal, open access youth provision usually takes place outside of formal education times 16:00-21:00 to accommodate both junior and then senior age young people - 11-13 and 14-19 respectively.
Whilst the hours of operation previously sought were :- Monday to Sundays 10:00 to 21:00 (including Bank Holidays) , the applicant had indicated on a day to day basis that the centre would likely operate from 10:00 to 20:00, and that throughout the day the centre would operate as office spaces for workers, meeting rooms and some targeted youth work such as information, advice and guidance and career support etc. Therefore, the universal youth provision would be likely to operate for approximately 4 hours a day during the course of the week.
It was expected that 1 full time and 5 part time staff would be based at the facility.

Description of development
The proposed changes being sought are related to :

- amendments to 1 window and 3 door opening dimensions;
- decrease in the size of the floorplate from 7605mm x 22605mm to 7380mmx 22380mm;
- replacement of proposed glazed entrance canopy with a metal canopy;
- installation of photovoltaic panels to the roof
- change to incorporate projecting roller shutter boxes

As approved floor plan and elevations



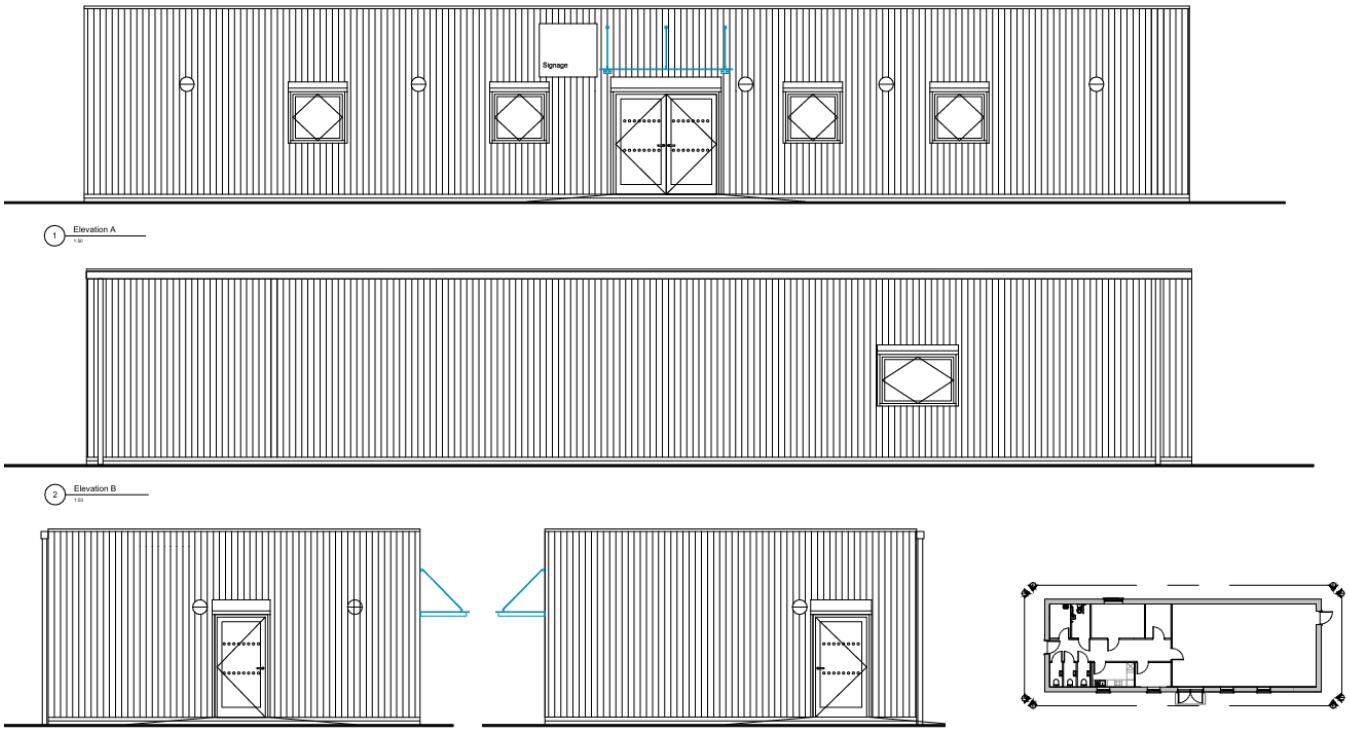
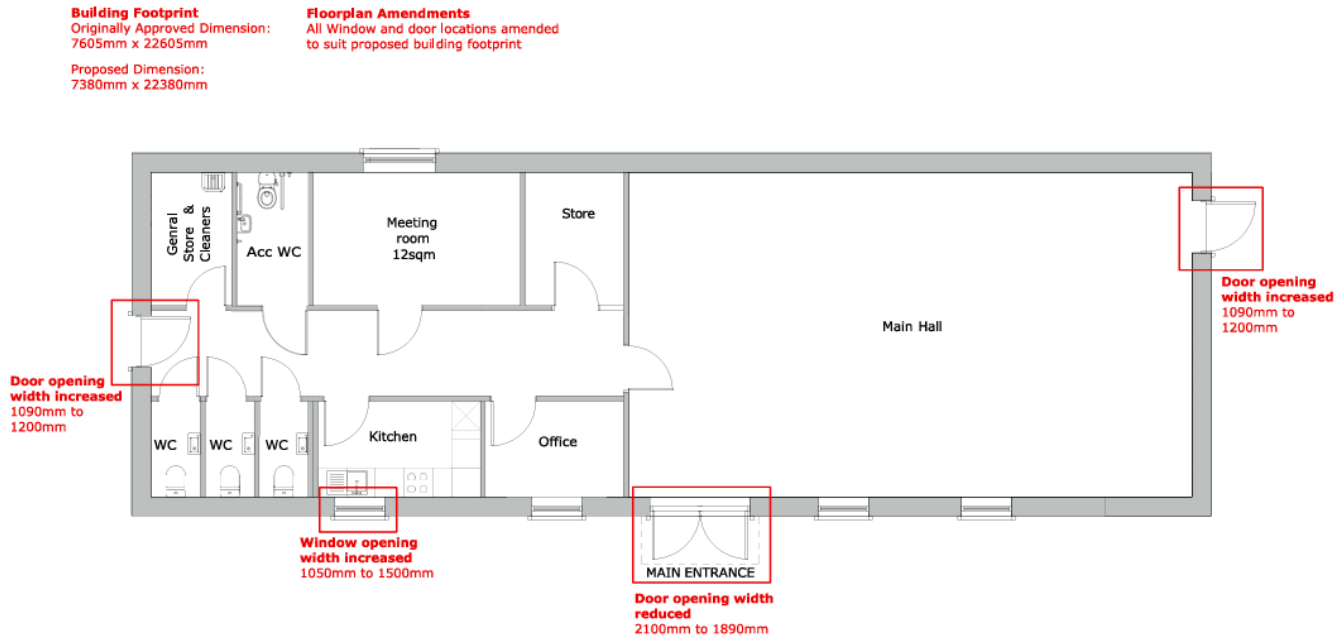
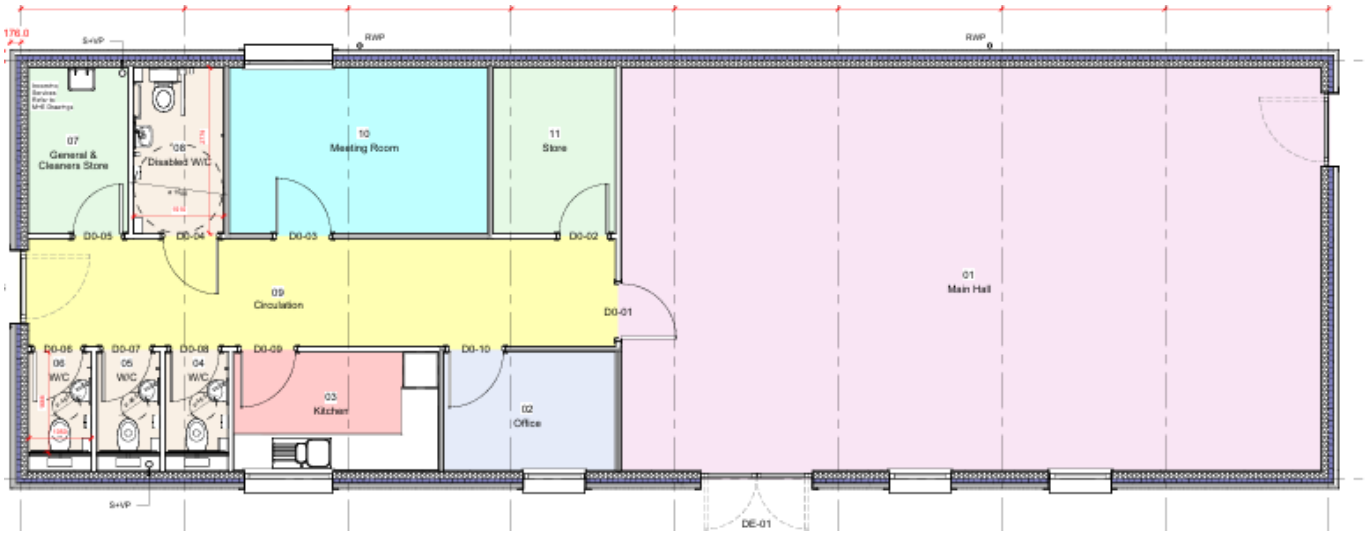


Image of the proposed building design

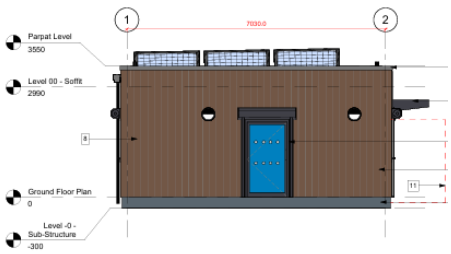


Proposed floor plan and highlighted changes to window and door widths

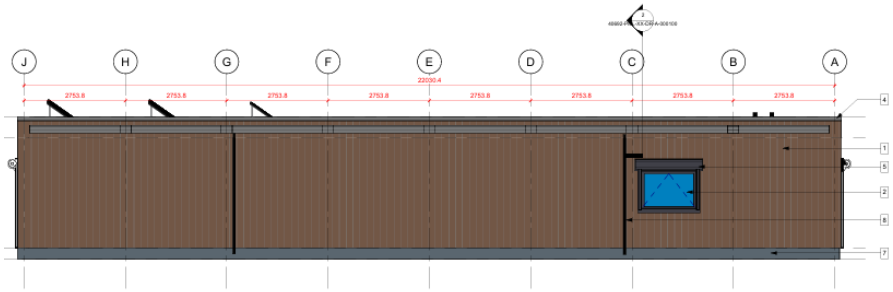




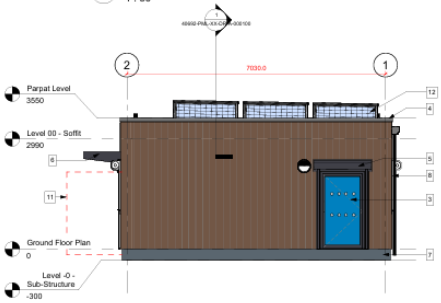


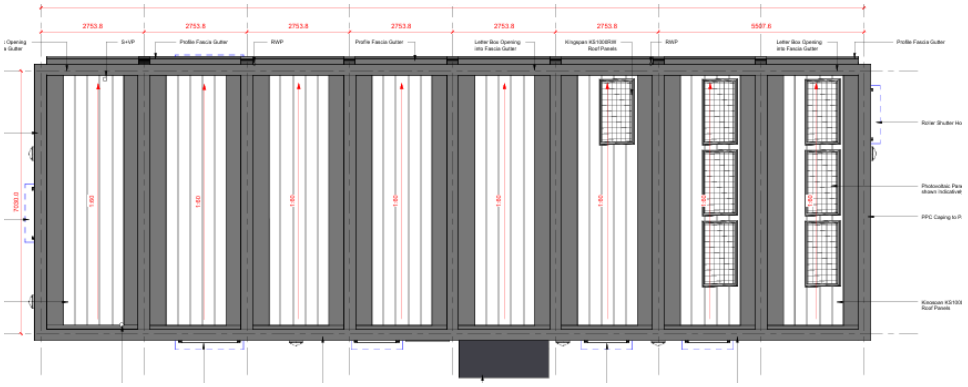


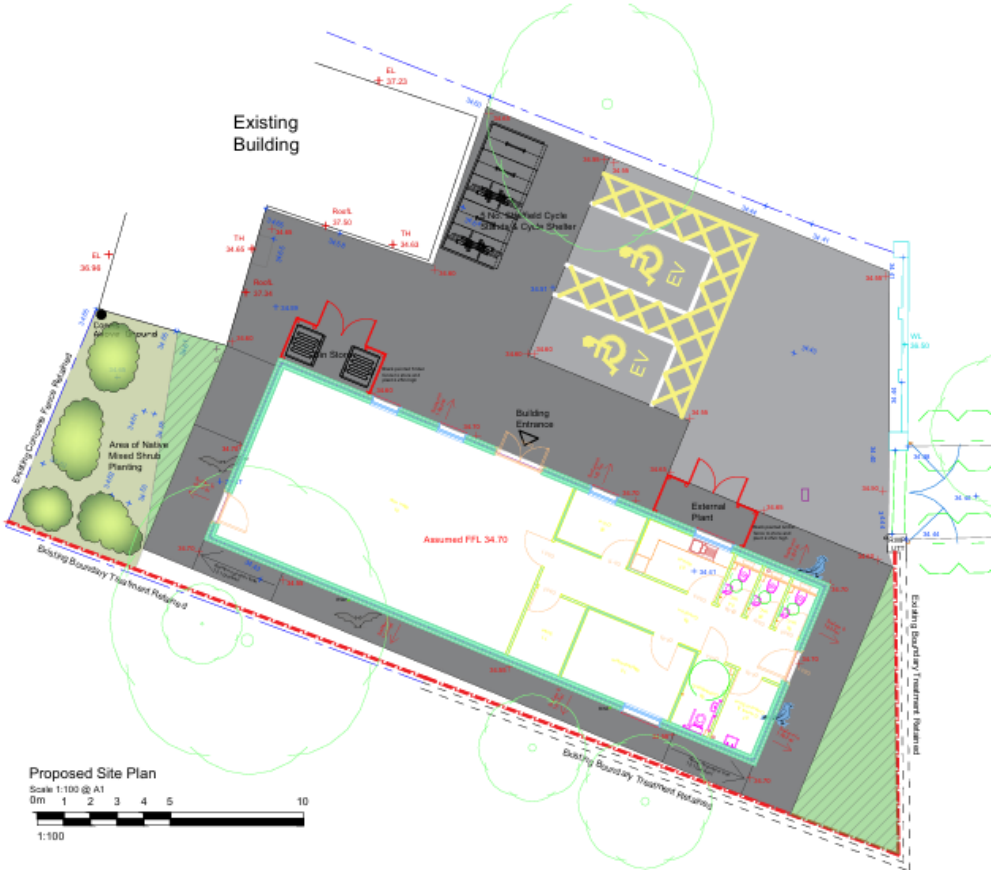
Elevation - A
1 : 50



2 Elevation - B
1 : 50







Consultations & Notification Responses
MAIRS- have no objection to the proposed development

Policy Context
These include Core Strategy policies Policy SP1 (Spatial Principles), EN 1 (Design Principles and Strategic Character Areas); Policy EN4 (Reducing CO2 emissions by enabling low and zero carbon development); EN14 (Flood Risk); Policy EN16 (Air Quality); EN18 (Contaminated Land); EN19 (Waste);T1 (Sustainable Transport); T2 (Accessible areas of opportunity and needs) ; DM1 (Development Management); Saved UDP policy DC26 (Noise), and the guidance provided within the National Planning Policy Framework (December 2024),Draft NPPF (December 2025), Places for Everyone (policies JP-S1 (Sustainable Development), Policy JP-P1 (Sustainable Places) , Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity), Policy JP-P5 (Education, Skills and Knowledge), Policy JP-P6 (Health), Policy JP-P7(Sport and Recreation), Policy JP-C8 (Transport Requirements of New Developments)) , NPPG, the Guide to Development in Manchester Supplementary Planning Document, Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020), and Ardwick Local Plan 2007.

Non material change
The proposed changes being sought are related to :

- amendments to 1 window and 3 door opening dimensions;
- decrease in the size of the floorplate from 7605mm x 22605mm to 7380mmx 22380mm;
- replacement of proposed glazed entrance canopy with a metal canopy;
- installation of photovoltaic panels to the roof
- change to incorporate projecting roller shutter boxes

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the proposed adjoining residential properties.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

Paragraph one
The revisions to the approved scheme relate to :

- the amendments to 1 window and 3 door opening dimensions;
- the decrease in the size of the floorplate from 7605mm x 22605mm to 7380mmx 22380mm;
- the replacement of proposed glazed entrance canopy with a metal canopy;
- the installation of photovoltaic panels to the roof
- a change to incorporate projecting roller shutter boxes

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the proposed adjoining residential properties, and associated wording of condition no. 2, to be amended to reference the revised plans.

Paragraph two
Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Condition no.2 – Specified plans
2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Drawings referenced P401/A (location plan), P100/A (proposed floor plan), P101/A (proposed roof plan), P200 (proposed elevations), P300 (proposed sections), P405/B (proposed boundary treatment site plan), P406/D (proposed surfacing treatments), P407/A (levels and gradients site

plan), drawings 01 and 02 (proposed lighting layout), received by the City Council as Local Planning Authority on 10 April 2025,

Drawing P408/H (proposed site plan), received by the City Council as Local Planning Authority on 10 July 2025 and drawing referenced R/2825/1A (proposed landscaping), received by the City Council as Local Planning Authority on 11 July 2025.

Bat Emergence and Re-Entry Surveys (BERS) date 16th July 2025 received 31st July 2025.

AS AMENDED BY:

Proposed site plan ref: 40692-PML-00-DR-A-000021 rev. P04
GA Ground Floor Plan ref: 40692-PML-00-DR-A-000002 rev. P03
Proposed Elevations plan ref: 40692-PML-XX-DR-A-000003 rev. P04
Proposed GA Roof Plan ref: 40692-PML-XX-DR-A-000005 rev. P05
Received 13th January 2026

Proposed floor plan ref: 23519-0371 rev. P-02 received 21st January 2026
External Door and Window Schedule plan ref: 40692-PML-XX-SC-A-000010 rev. P03 received 29th 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 (2012).

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH AREA