

Ian Jarvis

Planning
Manchester City Council
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Submitted via Planning Portal (ref: PP-14540388)

10 December 2025

Dear Ian

Application for the Approval of a Minor-Material Amendment to Planning Permission 136050/FO/2023: Change of Use of Former Military Installation to Place of Worship at Fabric Church, Former Army Reserve Centre, Ardwick Green, Manchester.

On behalf of our client, Manchester CCRC Trust LTD ('the Applicant'), please find enclosed an application made under Section 73 of the Town and Country Planning Act 1990 to make a minor-material amendments to the wording of planning conditions 5, 6, 9, 10, 11 and 13 of permission 136050/FO/2023 at the former Ardwick Barracks army reserve centre ('the site'). Permission was granted on 22nd September 2023 for the following description of development:

Change of use of former military installation to place of worship with associated community facilities, offices and ancillary accommodation including retention of ground floor indoor car parking.

The 2023 change of use application proposed the repurposing of the former Ardwick Green Army Barracks building as a place of worship, following its vacancy since 2018.

The building remained empty for several years, was first sold in 2020, and was later acquired by the Applicant in 2023. On taking ownership, the Applicant inherited the deteriorated condition of the premises and recognised that substantial works were necessary to prevent further decline and to bring the site back into active use.

Currently, the Church can only occupy a limited number of rooms for public use, with several areas inaccessible due to their condition. As a result, the building cannot yet be used in full, and certain planning conditions attached to the change of use consent cannot be discharged as they rely on whole-site occupation.

Since acquiring the property, the Applicant has submitted two applications to Manchester City Council aimed at addressing the deteriorating condition of the listed building. The first being a

listed building consent application to replace the failing drill hall roof and second-floor rooflight, was approved in March 2025. The second application, submitted in June 2025, seeks full planning permission and listed building consent for a part three/part two-storey extension to provide a new entrance and stairway, along with the formation of a roof terrace following demolition of existing extensions. This application remains undetermined.

Both applications focus on essential works required to restore the historic barracks building, enabling full and safe future occupation. The long-term vision is to transform Ardwick Barracks into a thriving place of worship and community hub through a phased programme of regeneration. Funding has been secured for initial works, while later phases will depend on further fundraising and grant support.

As the 2020 change of use consent relates to the entire site, full compliance with several planning conditions is not currently possible while parts of the building remain inaccessible. The Applicant therefore seeks approval for minor-material amendments to Conditions 5, 6, 9, 10, 11 and 13, enabling phased occupation of the premises.

The Proposed Amendments

This application seeks to amend the wording of conditions attached to planning permission ref. 136050/FO/2023 to enable phased occupation of the. These amendments are necessary to allow for the phased discharge of relevant conditions and the lawful use of parts of the building as restoration progresses.

Following discussions with Manchester City Council, the Applicant now submits this application for minor-material amendments to vary the wording of the following conditions to enable their discharge on a phased basis, allowing gradual occupation of the site:

- Condition 9- details of fume extraction scheme
- Condition 10- noise assessment and validation report detailing acoustic work undertaken during development
- Condition 11- noise assessment and validation report detailing acoustic work detailing acoustics
- Condition 13- scheme for EV charging and other air quality consideration & air quality mitigation measures

Amendments are also sought to Condition 6 (Travel Plan) to relate its requirements specifically to full occupation of the site, and to Condition 5 (Indoor Car Parking) to allow for phased occupation and to permit off-site provision to be linked to occupation of defined areas of the premises.

This application seeks amendments to the wording of these planning conditions (with our suggested changes in ***bold italics***), as set out in Appendix I. To confirm, the Applicant is not proposing changes to the way in which the approved development would operate, these changes would simply allow the Applicant to bring the development forward in a phased manner.

Assessment

Planning Practice Guidance is clear that an application made under Section 73 of the Town and Country Planning Act 1990 can be used to make a material amendment by varying or removing conditions associated with a planning permission. There is no statutory limit on the degree of change permissible to conditions under Section 73, but the change must only relate to conditions and not to the operative part of the permission.

The National Planning Policy Framework ('NPPF') forms a material consideration in the determination of this Application and was updated in December 2024. Additionally, since application ref. 136050/FO/2023 was approved, the Places for Everyone Joint Development Plan Document has been adopted as part of the Development Plan by Manchester City Council.

The proposed amendments have been reviewed in the context of the updates to relevant planning policy and material considerations, and it is concluded that there have been no changes which would affect the considerations of this Application. For completeness, an assessment of the relevant additional requirements set by the Places for Everyone Plan (March 2024) has been outlined below:

- The site is situated within the City Centre Core Growth Area. **Policy JP-Strat1** identifies the city centre as playing a key role in Greater Manchester's economy with significant development potential. The Core Growth Area will be important in supporting the growth of jobs and providing employment opportunities. The city centre will be the largest source of new jobs within Greater Manchester, with an aim to create future employment opportunities across brownfield land.
- **Policy JP-Strat2** further details that the city centre will provide the primary focus for business, retail, leisure and culture within Greater Manchester.
- **Policy JP-P1** aims to conserve and enhance historic environments, local history, and culture. Development should respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used.
- **Policy JP-P2** seeks to conserve, sustain and enhance historic assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.
- **Policy JP-P3** the PfE plan will proactively support cultural businesses and attractions, and seek to protect existing heritage, cultural and community venues. The Plan will enhance existing cultural facilities especially where they can provide an anchor for local regeneration. The Plan supports maximising opportunities for redundant heritage assets and the role they can play in economic and social well-being.

The phased occupation approach supports the role of the city centre as a key economic driver by allowing employment-generating uses to come forward. Early phases can activate parts of the site sooner, ensuring a continuous contribution to brownfield regeneration. The phased strategy presents opportunities to sequence works that improve access, interpretation and public engagement with heritage assets, and allows the staged refurbishment of the redundant heritage asset.

The proposed change is limited in scope and does not affect any other aspect of the approved development beyond the matters addressed in this letter.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,



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Director

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Appendix I

Proposed Amendments to Condition Wording

Condition No.	Condition Wording Approved Under Application Ref. 136050/FO/2023	Proposed Amendment to Wording	Note
5	The indoor car parking, indicated on drawing numbered 332610142/100/002, stamped as received by the City Council, as Local Planning Authority, on 13 September 2023, shall be demarcated and available at all times when the premises are open/operational and the off-site car parking at Usespace and Spirit Studios should be available, from the site first becoming operational, for use by staff/visitors on the days /times indicated in the letter, from Usespace and email from Spirit Studios received on 15 September 2023. If, at any future time, any of these off-site parking spaces are no longer available for use by the operators of the site, on the indicated days/times, alternative parking arrangements shall be agreed in writing with the City Council, as Local Planning Authority and shall thereafter be available for use by the operators of the site at all times when the application property is in use.	The indoor car parking, indicated on drawing numbered 332610142/100/002, stamped as received by the City Council, as Local Planning Authority, on 13 September 2023, shall be demarcated and available at all times when the premises are open/operational. and The off-site car parking at Usespace and Spirit Studios should be available <i>from the point of first occupation of the Drill Hall space and other areas of the site not currently in use the site first becoming operational</i>, for use by staff/visitors on the days /times indicated in the letter, from Usespace and email from Spirit Studios received on 15 September 2023. If, at any future time, any of these off-site parking spaces are no longer available for use by the operators of the site, on the indicated days/times, alternative parking arrangements shall be agreed in writing with the City Council, as Local Planning Authority and shall thereafter be available for use by the operators of the site at all times when the application property is in use.	Introduction of wording to allow phased occupation of the use. Off-site provision to be linked to phased occupation of the use.

6	Within 6 months of occupation of the premises, a revised Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The travel plan shall relate to the activities being carried out at the site, and measures indicated in the Stantec Framework Travel Plan, dated June 2023 and stamped as received by the City Council, as Local Planning Authority, on 2 June 2023 and shall take into account the information about travel patterns gathered from when the premises first becomes operational. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.	Within 6 months of occupation of the whole premises, a revised Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The travel plan shall relate to the activities being carried out at the site, and measures indicated in the Stantec Framework Travel Plan, dated June 2023 and stamped as received by the City Council, as Local Planning Authority, on 2 June 2023 and shall take into account the information about travel patterns gathered from when the premises first becomes operational. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.	Introduction of wording to relate only to <u>full</u> occupation of the use.
9	a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties. b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.	a) Fumes, vapours, and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. <i>In instances where phased occupation of the building is necessary, details relevant for each phase of occupation (including a plan to show the extent of that phase) will be submitted and approved before the use in that part of the building commences. For the avoidance of doubt the use of each phase of occupation cannot commence until details have been approved relevant to that phase.</i>	Introduction of wording to allow phased occupation of the use.

		Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties. b) Prior to commencement of the use hereby approved (or phased occupation if relevant) confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.	
10	a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. b) Prior to occupation of the development a verification report will be required to validate that the	a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. <i>In instances where phased occupation of the building is necessary, details relevant for each phase of occupation (including a plan to show the extent of that phase) will be submitted and approved before the use in that part of the building commences. For the avoidance of doubt the use of each phase of occupation cannot commence until details have been approved relevant to that phase.</i>	Introduction of wording to allow phased occupation of the use.

	work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.	Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. b) Prior to occupation of the development (or phased occupation if relevant) a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.	
11	a) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme 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 site. The	a) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City	Introduction of wording to allow phased occupation of the use.

	scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.	Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. <i>In instances where phased occupation of the building is necessary, details relevant for each phase of occupation (including a plan to show the extent of that phase) will be submitted and approved before the use in that part of the building commences. For the avoidance of doubt the use of each phase of occupation cannot commence until details have been approved relevant to that phase.</i> The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority b) Prior to the operation of the scheme (or phased occupation if relevant) a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.	
13	a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, shall be	a) Prior to commencement of the development, a scheme for electric vehicle charging and any other	Introduction of wording to allow phased occupation of the use.

	submitted to and approved in writing by the City Council as local planning authority. b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.	considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority. <i>In instances where phased occupation of the building is necessary, details relevant for each phase of occupation (including a plan to show the extent of that phase) will be submitted and approved before the use in that part of the building commences. For the avoidance of doubt the use of each phase of occupation cannot commence until details have been approved relevant to that phase.</i> b) Prior to occupation of the development (or phased occupation if relevant) any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation	
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