

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144269/JO/2025
Date registered valid: 14 October 2025
Proposal: Removal of condition 24 (local labour) from planning approval reference 134738/FO/2022.
Address: 2 Swallow Street, Longsight, Manchester, M12 4GH
Ward(s): Longsight Ward

Applicant: Pinnacle Estates Mcr Ltd
Agent (if any): Philip Holmes PHA Architects Ltd
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 12 January 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 26 November 2025

Standard consultations:

Printed: 27 October 2025 Expired: 17 November 2025

Neighbour notifications

Printed: 27 October 2025 Expired: 17 November 2025

Site notice

Posted: 26 November 2025 Expired: 17 December 2025



Fig.1 – Displayed site notice

Press advert

Published: 4 November 2025 Expired: 18 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located at the north-west junction of Siddall Street and Swallow Street. The application property is a former warehouse / industrial building and appears to be vacant.

Description of development

The development seeks to remove condition 24 of planning permission Ref: 134738/FO/2022 which is related to the requirement for the details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development to be submitted and agreed. The applicant maintains that this condition would be onerous as the development would have an anticipated construction period of 6 months. It is also argued by the applicant that the scale of development would not support employment opportunities as envisaged in condition 24 i.e. apprenticeships.



Fig.2 – Views of the application site

Site History

- i. 134738/FO/2022: 2 Swallow Street Manchester M12 4GH
Change of use and extension to the existing building to provide 14 residential apartments (Class C3), lower ground floor office space (Class E(c)) and associated works
- ii. 106467/TEL/2014/N2: 2 Swallow Street, Longsight, Manchester, M12 4GH
Prior approval for replacement of existing 13.5 metre antenna and associated equipment cabins.
Approved: 23 September 2014
- iii. 069125/TEL/2003/N2: Swallow Hosiery, 2 Swallow Street, Longsight, Manchester, M12 4GH
Application for Prior Approval for erection of 16m high support pole with antennas and ancillary equipment.
Approved: 6 October 2003

Consultations & Notification Responses

Work & Skills Team – No objection to the removal of condition 24 as the development mainly relates to the conversion of the existing building and the development only involves 14 apartments.

Issues

Expiry of planning permission Ref: 134738/FO/2022 – The related original planning application Ref: 134738/FO/2022 was approved on 17 November 2022. Condition 1 required the implementation of the proposed development before the expiry of three years from the date of approval, i.e., 17 November 2025.

In the case of this application, the neighbour consultation period expired on 17 November 2025, and a decision could not be issued before this date (which corresponds to the expiry of the planning permission).

A separate request to discharge pre-commencement and other conditions was also received on 17 November 2025 (ref: CDN/25/1099- Discharge of Conditions 3 (Materials), 8 (Construction Management Plan), 14 (Noise), 17 (Drainage) and 23 (TV Reception) attached to planning permission 134738/FO/2022). Consequently, there was insufficient time, to determine the condition discharge request and for a lawful commencement of the development to commence before the expiry of the planning permission Ref: 134738/FO/2022.

Conclusion – As the planning permission has lapsed, the related s73 application under consideration cannot be positively determined. It is therefore necessary to recommend the refusal of planning permission. Furthermore, as pre-commencement conditions have not been discharged, any works undertaken on site cannot be regarded as lawful implementation of the development.

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: Refuse

Article 35 Declaration

Officers advised the applicant's agent that the development could not be lawfully implemented before the expiry of related planning permission ref: 134738/FO/2022 due to the failure to secure the approval of pre-commencement conditions 8, 17 and 24. It has therefore been necessary to refuse planning permission.

Reasons for recommendation to refuse

1) Related planning permission Ref: 134738/FO/2022, required approval of conditions 8, 17 and 17 prior to the implementation of the development. The request to discharge the specified conditions was not received within sufficient time to allow the development to be implemented within three years of the date of approval of planning permission Ref: 134738/FO/2022. The development thereby fails to accord with condition 1 of planning permission Ref: 134738/FO/2022 and Section 91 of the Town & Country Planning Act 1990.

Appendix 1 – List of consultees & neighbours notified

Work & Skills Team

Kitchen Factory, 2 Swallow Street Manchester, M12 4QH
Plumbing Centre, 2 Swallow Street, Manchester, M12 4QH
A6 Cycle Warehouse, 754 - 758 Stockport Road, Manchester, M12 4GD
752 Stockport Road, Manchester, M12 4GD
118 Longden Road, Manchester, M12 5SJ
764 - 772 Stockport Road, Manchester, M12 4GD
21 Linwood Grove, Manchester, M12 4QH
11 Linwood Grove, Manchester, M12 4QH
9 Linwood Grove, Manchester, M12 4QH
7 Linwood Grove, Manchester, M12 4QH
3 Linwood Grove, Manchester, M12 4QH
27 Linwood Grove, Manchester, M12 4QH
25 Linwood Grove, Manchester, M12 4QH
23 Linwood Grove, Manchester, M12 4QH
17 Linwood Grove, Manchester, M12 4QH
13 Linwood Grove, Manchester, M12 4QH
51 Siddall Street, Manchester, M12 4GE
53 Siddall Street, Manchester, M12 4GE
37 Swallow Street, Longsight, Manchester, M12 4GH
35 Swallow Street, Longsight, Manchester, M12 4GH
27 Swallow Street, Longsight, Manchester, M12 4GH
23 Swallow Street, Longsight, Manchester, M12 4GH
17 Swallow Street, Longsight, Manchester, M12 4GH
760A Stockport Road, Manchester, M12 4GD
15 Swallow Street, Longsight, Manchester, M12 4GH
9 Swallow Street, Longsight, Manchester, M12 4GH
762A Stockport Road, Manchester, M12 4GD
762 Stockport Road, Manchester, M12 4GD
EASY HOMES (MCR) LTD, 776 Stockport Road, Manchester, M12 4GD
760 Stockport Road, Manchester, M12 4GB
19A Swallow Street, Longsight, Manchester, M12 4GH
19B Swallow Street, Longsight, Manchester, M12 4GH
784 Stockport Road, Manchester, M12 4GD

Bottom Flat, 25 Swallow Street, Longsight, Manchester, M12 4GH
Top Flat, 25 Swallow Street, Longsight, Manchester, M12 4GH
Flat B, 13 Swallow Street, Longsight, Manchester, M12 4GH
Flat A, 13 Swallow Street, Longsight, Manchester, M12 4GH
701 Stockport Road, Manchester, M12 4QN
689 Stockport Road, Manchester, M12 4QN
North West Community Services Ltd, 20 Swallow Street, Longsight, Manchester, M12 4GH
13 Swallow Street, Longsight, Manchester, M12 4GH
691 Stockport Road, Manchester, M12 4QN
31 Swallow Street, Longsight, Manchester, M12 4GH
11 Swallow Street, Longsight, Manchester, M12 4GH
20 Siddall Street, Manchester, M12 4GE
10 Linwood Grove, Manchester, M12 4QH
4 Linwood Grove, Manchester, M12 4QH
19 Linwood Grove, Manchester, M12 4QH
55 Siddall Street, Manchester, M12 4GE
45 Siddall Street, Manchester, M12 4GE
39 Siddall Street, Manchester, M12 4GE
33 Siddall Street, Manchester, M12 4GE
29 Siddall Street, Manchester, M12 4GE
18A Siddall Street, Manchester, M12 4GE
18 Siddall Street, Manchester, M12 4GE
33 Swallow Street, Longsight, Manchester, M12 4GH
29 Swallow Street, Longsight, Manchester, M12 4GH
21 Swallow Street, Longsight, Manchester, M12 4GH
7 Swallow Street, Longsight, Manchester, M12 4GH
10 Swallow Street, Longsight, Manchester, M12 4GH
24 Siddall Street, Manchester, M12 4GE
22 Siddall Street, Manchester, M12 4GE
12 Linwood Grove, Manchester, M12 4QH
8 Linwood Grove, Manchester, M12 4QH
6 Linwood Grove, Manchester, M12 4QH
2 Linwood Grove, Manchester, M12 4QH
5 Linwood Grove, Manchester, M12 4QH
15 Linwood Grove, Manchester, M12 4QH
1 Linwood Grove, Manchester, M12 4QH
49 Siddall Street, Manchester, M12 4GE
47 Siddall Street, Manchester, M12 4GE
43 Siddall Street, Manchester, M12 4GE
41 Siddall Street, Manchester, M12 4GE
37 Siddall Street, Manchester, M12 4GE
35 Siddall Street, Manchester, M12 4GE
31 Siddall Street, Manchester, M12 4GE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA