

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144521/JO/2025

Date registered valid: 14 November 2025

Proposal: Variation of Condition 2 (specified plans) to planning application 137788/FO/2023 to allow enlarged dormers

Address: Brewery, Denmark Road, Manchester, M15 6LD

Ward(s): Hulme Ward

Applicant: Heineken UK

Agent (if any): Mrs S Wheatcroft, Norder Design Associates Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5th January 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 1 December 2025

Standard consultations: Printed: 25 November 2025 Expired: 16 December 2025

Neighbour notifications: Printed: 25 November 2025 Expired: 16 December 2025

Site notice: Posted: 1 December 2025 Expired: 22 December 2025

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: Not applicable

Tree Preservation Order: Not applicable

The application is part of a large brewery complex situated adjacent to Princess Road, a major arterial road running north-south, which connects to Manchester city centre (located approximately 1.5 kilometres to the north). The complex is comprised of substantial industrial structures associated with the brewing processes and manufacturing of drinks on a large scale. The majority of the Princess Road frontage is made up of a substantial boundary wall / screen. The nearest residential properties are located to the east of the brewery complex.





1no. existing dormer in roof here

2no. new dormers on existing roof here



Description of development

The applicant has submitted an application vary condition number 2 (specified plans) attached to planning permission 137788/FO/2023 to allow enlarged dormers.

Consultations & Notification Responses

Local residents – no representations received.

MCC's Environmental Health Services indicated "We have no comment on the above application"

MCC's Flood Risk Management – made no objection with no further condition required.

Environmental Agency – no response received.

Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (2024) reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

The National Planning Policy Framework (NPPF, 2024)

- Chapter 2 Achieving Sustainable Development
- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places

Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April, 2007)

- Chapter 4 – Environmental standards

Issues

Principle - the principle of the proposal, to vary the specified plans of a previous planning permission, to enlarge the scale of 2no. dormers/services weathering cowls, is acceptable. Notwithstanding this, further consideration must be given to the proposal's appearance, and impact upon the visual and residential amenity of the area.

Appearance and visual amenity – the dormers would be sited on the southwest facing roof slope of an existing building in the brewery complex.



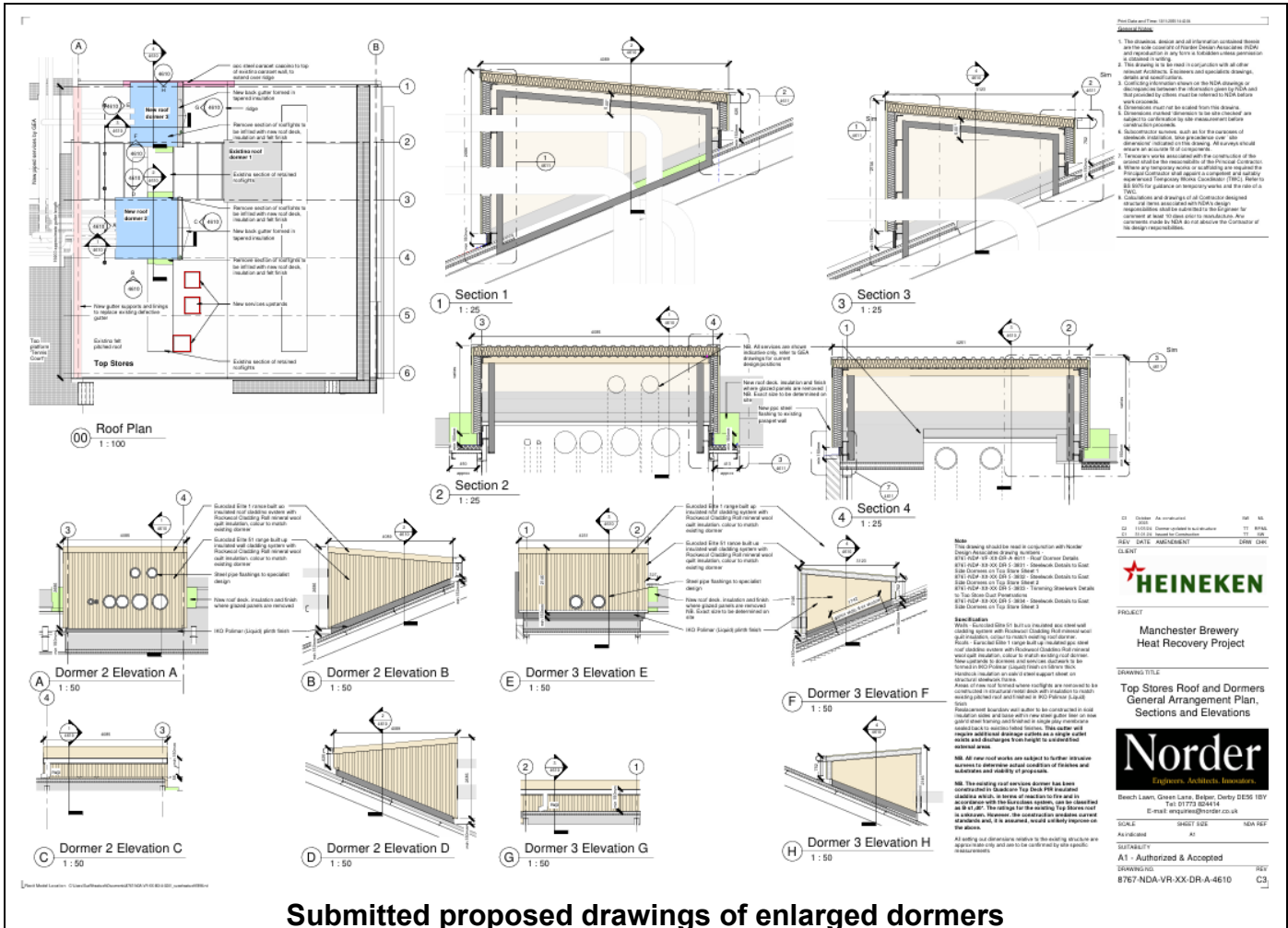
Aerial view of application site with location of enlarged dormers identified

'Dormer 1' shown on the submitted plans (on the northeast facing roof slope) is existing and not subject of the current application.

'Dormer 2' would be located centrally on the southwest facing roof slope, measuring to 4.089m in length, 4.085m in width, and 2.686m in height. It would consist of a Euroclad Elite 1 range built up insulated roof cladding system with Rockwool Cladding Roll mineral wool quilt insulation' coloured to match the existing dormer (Dormer 1). It would feature steel pipe flashings to a specialist design with a new roof deck, insulation and finish where existing glazed

panels are removed. It would sit atop an IKO Polimar (Liquid) plinth finish and would feature a new back gutter formed in tapered insulation.

'Dormer 3' would be located towards the northern end of the roof slope, measuring to 3.123m in length, 4.251m in width, and 2.146m in height. It would consist of a Euroclad Elite 1 range built up insulated roof cladding system with Rockwool Cladding Roll mineral wool quilt insulation' coloured to match the existing dormer (Dormer 1). It would feature steel pipe flashings to a specialist design with a new roof deck, insulation and finish where existing glazed panels are removed. It would sit atop an IKO Polimar (Liquid) plinth finish, would feature a new back gutter formed in tapered insulation with a PPC steel parapet capping to the top of the existing parapet wall to extend over the ridge.



The enlarged dormers would be in-keeping with the established industrial character of the brewery complex which already features a number of visible large, tall vessels, flue pipes and buildings. The proposal would be set a considerable distance away from the highway and public footpath and given the site's industrial context, it is not considered that the enlarged dormers would give rise to unacceptable impacts on the visual amenity or general character of the area, despite elements of them being visible. The colour of the structures to be installed would be of a similar appearance to those already existing within the complex and are therefore considered acceptable.

Residential amenity – the enlarged dormers would be sited approximately 120m away from residential properties sited to the east of the application site and approximately 130m away from the residential properties sited to the southwest of the application site. It is understood that these properties are separated from the enlarged dormers by the main brewery buildings.

The dormers' siting on the southwest facing roof slope of an existing building together with their considerable distance from the nearest residential properties should ensure that issues associated with overshadowing, loss of light, and loss of outlook are avoided. Thus, given the separation distances together with the site's industrial context, it is not considered that the proposal would give rise to unacceptable impacts upon residential amenity.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, and its impact upon the visual and residential amenity of the area, as it broadly complies with policies DM1 and SP1 of the Manchester Core Strategy, chapter 12 of the National Planning Policy Framework (2024) and policy JP-P1 of Places for Everyone.

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1) Variation timeframe:

The development must be begun not later than the expiration of three years beginning with the date of planning permission 137788/FO/2023 that date being 30th November 2023.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the documents labelled:

-‘Proposed Floor Plan - Tanks and Pipe Bridge’, numbered ‘8767-NDA-XX-00-DR-A-4500 REV P1’, received by the City Council as Local Planning Authority on the 7th August 2023.
-‘Proposed Site Layout’, numbered ‘8767-NDA-XX-XX-DR-A-1002 REV P1’, received by the City Council as Local Planning Authority on the 7th August 2023.
-‘Existing and Proposed Elevations - Sheet 1’, numbered ‘8767-NDA-XX-XX-DR-A-9000 REV P1’, received by the City Council as Local Planning Authority on the 8th September 2023.
-‘Existing and Proposed Elevations - Sheet 3’, numbered ‘8767-NDA-XX-XX-DR-A-9002 REV P1’, received by the City Council as Local Planning Authority on the 8th September 2023.
-‘Design and Access Statement’, numbered ‘8767-NDA-ZZ-XX-RP-A-8302 P2’, received by the City Council as Local Planning Authority on the 8th September 2023.
-‘Flood Risk Assessment’, numbered ‘8767-NDA-XX-XX-RP-D-8301 R1’, received by the City Council as Local Planning Authority on the 6th November 2023.

-‘Top Stores Roof and Dormers General Arrangement Plan, Sections, and Elevations’, numbered ‘8767-NDA-VR-XX-DR-A-4610 REV C3’, received by the City Council as Local Planning Authority on the 14th November 2025.
-‘Proposed Floor Plan – Existing Services Deck at Roof Level’, numbered ‘8767-NDA-XX-01-DR-A-4501 REV P2’, received by the City Council as Local Planning Authority on the 14th November 2025.
-‘Existing and Proposed Elevations – Sheet 2’, numbered ‘8767-NDA-XX-XX-DR-A-9001 REV P2’, received by the City Council as Local Planning Authority on the 14th November 2025.
-‘Clarification Statement’, received by the City Council as Local Planning Authority on the 14th November 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be those as specified on the following approved documents and drawings:

-‘Proposed Floor Plan - Tanks and Pipe Bridge’, numbered ‘8767-NDA-XX-00-DR-A-4500 REV P1’, received by the City Council as Local Planning Authority on the 7th August 2023.
-‘Proposed Site Layout’, numbered ‘8767-NDA-XX-XX-DR-A-1002 REV P1’, received by the City Council as Local Planning Authority on the 7th August 2023.
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-‘Clarification Statement’, received by the City Council as Local Planning Authority on the 14th November 2025.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Noise:

The development hereby approved shall be carried out in accordance with the details specified in the ‘Acoustic Commissioning Report’ and ‘Planning Compliance Report’ approved under condition discharge reference CDN/25/1045.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) MCC records highlight that the underground Corn Brook culvert is located within close proximity to the site (approximately onsite), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Environment Agency

Greenheys Police Station, Charles Halle Road, Manchester, M15 6NP

17 Lagos Close, Manchester, M14 4GW

11 Lagos Close, Manchester, M14 4GW

18 Delvino Walk, Manchester, M14 4GT

12 Delvino Walk, Manchester, M14 4GT

6 Delvino Walk, Manchester, M14 4GT

3 Seaton Way, Manchester, M14 4GF

80 St Bees Close, Manchester, M14 4GG

74 St Bees Close, Manchester, M14 4GG

64 St Bees Close, Manchester, M14 4GG

52 St Bees Close, Manchester, M14 4GG

48 St Bees Close, Manchester, M14 4GG

42 St Bees Close, Manchester, M14 4GG

36 St Bees Close, Manchester, M14 4GG

26 St Bees Close, Manchester, M14 4GG

20 St Bees Close, Manchester, M14 4GG

28 St Bees Close, Manchester, M14 4GG

Greenheys Police Sub Station, Greenheys Lane, Manchester, M15 6NQ

Bridgewater Hospital, 120 Princess Road, Manchester, M15 5AT

25 Lagos Close, Manchester, M14 4GW

40 St Bees Close, Manchester, M14 4GG

38 St Bees Close, Manchester, M14 4GG

32 St Bees Close, Manchester, M14 4GG

30 St Bees Close, Manchester, M14 4GG

24 St Bees Close, Manchester, M14 4GG

22 St Bees Close, Manchester, M14 4GG

18 St Bees Close, Manchester, M14 4GG

78 St Bees Close, Manchester, M14 4GG

76 St Bees Close, Manchester, M14 4GG

72 St Bees Close, Manchester, M14 4GG

70 St Bees Close, Manchester, M14 4GG

66 St Bees Close, Manchester, M14 4GG

62 St Bees Close, Manchester, M14 4GG

60 St Bees Close, Manchester, M14 4GG

58 St Bees Close, Manchester, M14 4GG

56 St Bees Close, Manchester, M14 4GG

54 St Bees Close, Manchester, M14 4GG

50 St Bees Close, Manchester, M14 4GG

46 St Bees Close, Manchester, M14 4GG

44 St Bees Close, Manchester, M14 4GG

15 Lagos Close, Manchester, M14 4GW

13 Lagos Close, Manchester, M14 4GW

24 Delvino Walk, Manchester, M14 4GT

22 Delvino Walk, Manchester, M14 4GT

20 Delvino Walk, Manchester, M14 4GT

16 Delvino Walk, Manchester, M14 4GT

14 Delvino Walk, Manchester, M14 4GT

10 Delvino Walk, Manchester, M14 4GT

8 Delvino Walk, Manchester, M14 4GT
4 Delvino Walk, Manchester, M14 4GT
2 Delvino Walk, Manchester, M14 4GT
7 Seaton Way, Manchester, M14 4GF
5 Seaton Way, Manchester, M14 4GF
1 Seaton Way, Manchester, M14 4GF
OPTICAL EXPRESS, 5 DEERDYKES ROAD, GLASGOW, G68 9HF
9 Lagos Close, Manchester, M14 4GW
68 St Bees Close, Manchester, M14 4GG
Mcdonalds, ASDA, 100 Princess Road, Manchester, M15 5AS
Bridgewater Wellness Clinic, Bridgewater Hospital, 120 Princess Road, Manchester, M15 5AT
34 St Bees Close, Manchester, M14 4GG
Dtz Management Centre, Greenheys Lane, Manchester, M15 5AS
Morning Star Hostel, 104 Denmark Road, Manchester, M15 6JS
ASDA, 100 Princess Road, Manchester, M15 5AS

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
Flood Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA