MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144348/NMC/2025
Date registered valid:	23 October 2025
Proposal:	Non Material Amendment to vary the wording of conditions 4 (Scaffolding),5 (Facade Retention Strategy), 6 (Details Pre-commencement),13 (Demolition CMP),15 (SUDS1) ,20 (Archaeology) and 48 (Bat Licence) attached to planning permission 139778/FO/2024 to amend requirements prior to any works permitted under condition 3(b) (Application ref no CDN/25/1015)
Address:	Land Bound By Lever Street, Great Ancoats Street, Little Lever Street And Houldsworth Street, Manchester,
Ward(s):	Clayton & Openshaw Ward
Applicant:	Soller Nine Ltd
Agent (if any):	Mr Neil Lucas AshtonHale
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22-01-2026**

Application details

Type of application:	Non-Material Change Application
Development type:	Notifications
Date of site visit:	N/A

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

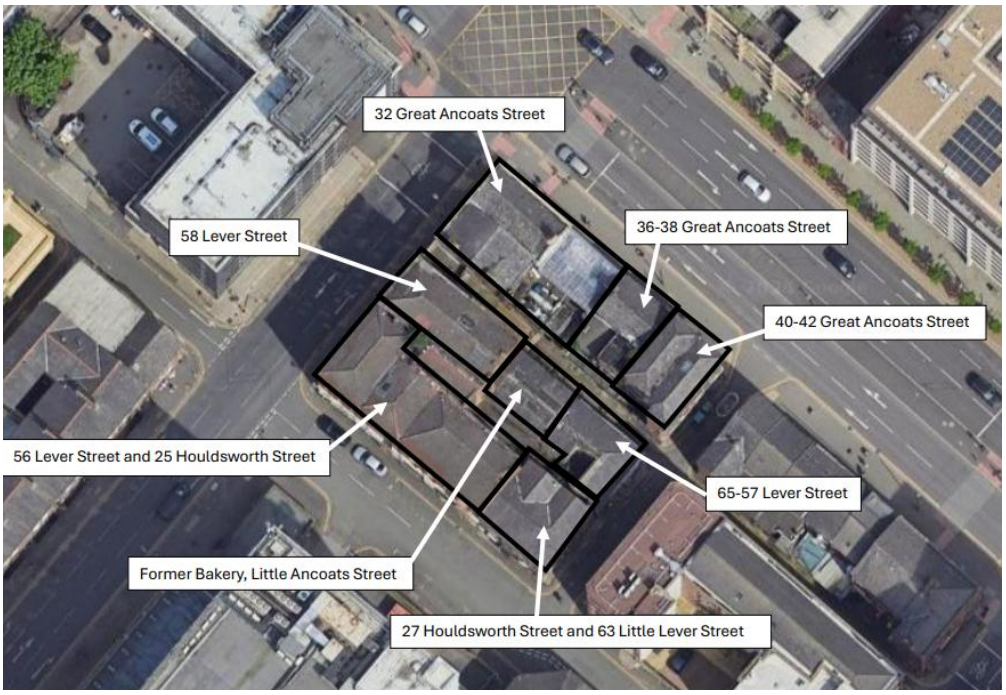
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a 0.16ha (1,640 sqm) site bounded by Great Ancoats Street, Lever Street, Houldsworth Street and Little Lever Street. It contains buildings of various ages and heights as follows: 32 Great Ancoats Street, Bem Brasil (2/3 storeys) • 36-38 Great Ancoats Street (2 storeys) • 40-42 Great Ancoats Street (3 storeys) • 58 Lever Street (4 storeys) • 56 Lever Street and 25 Houldsworth Street (5 Storeys) • Former Bakery, Little Ancoats Street (2 storeys), 65-67 Little Lever Street (2 storeys)• 27 Houldsworth Street and 63 Little Lever Street (3 storeys). All buildings apart from the ground floor of 40-42 Great Ancoats Street, are vacant.



Plan of buildings within site

The site is adjacent to the Stevenson Square, Smithfield and Ancoats Conservation Areas. None of the buildings at site are listed but all with the exception of Former Bakery, Little Ancoats Street, 65-67 Little Lever Street and 36-38 Great Ancoats Street are considered to be NDHA's.

The following listed buildings are close to the site: the Daily Express Building (Grade II*), 69 -77 Lever Street (including 10 Bradley Street) and 4, 6 and 8 Bradley Street and attached screen walls (Grouped) (Grade II), the Crown and Kettle Public House (Grade II) and 72 to 76 Newton Street) (Grade II).

Permission was granted under application ref no 139778/FO/2024 for the part retention, part demolition of existing buildings on site with retained fabric to form part of 18 storey building plus plant level comprising office space (Use Class E) above ground floor reception area and ancillary uses, 2 basement levels and associated landscaping.

As part of these proposals 32 Great Ancoats Street would largely be retained as would the façades to 56 and 58 Lever Street and the return to Houldsworth Street all other buildings, parts of buildings and structures would be demolished.

Many of the buildings to be demolished are considered to be Non Designated Heritage Assets (NDHA's) and in accordance with paragraph 217 of the NPPF which requires that Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred, a condition was attached to the permission as follows:

No demolition hereby permitted shall take place unless and until:

(a) Before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied and signed off by the City Council as local planning authority;

Except where:

(b) Permitted demolition is urgently necessary in the interests of safety or health and evidence that demolition is the only measure that will remove those risks has been provided to and agreed in writing by the local planning authority prior to any approved demolition taking place;

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

Description of area

The site is in the Northern Quarter which includes a variety of uses including: digital, media and technology-based companies; creative and cultural industries; a large number of homes, offices, hotels, serviced apartments, retail and independent bars and restaurants. Its many independent businesses define the Area.

The site is close to NOMA, New Cross and the former Central Retail Park. It is envisaged that the regeneration of Central Retail Park will create a high-quality, sustainable office district.

Description of development

The application has been submitted in conjunction with condition discharge application ref no CDN/25/1015 which seeks consent for the urgent demolition of buildings 65 & 67 Little Lever Street, 25 & 27 Holdsworth Street, and 56 & 58 Lever Street in the interests of health and safety in line with 3(b) above.

The discharge of 3(b) requires a number of minor amendments to conditions 4 (Scaffolding),5 (Facade Retention Strategy), 6 (Details Pre-commencement),13 (Demolition CMP),15 (SUDS1) ,20 (Archaeology) and 48 (Bat Licence) as the other conditions that relate to demolition works were not worded in a way that would allow for such a phased demolition and the partial approval of such conditions should MCC accept that urgent demolition is required.

This application therefore seeks to revise the wording of those conditions to allow for a phased delivery in tandem with an approval of the discharge of 3(b) which is required to be discharged in the interests of health and safety and the subsequent phasing of works on the site. This requires amendments to the wording of a number of conditions and the splitting of conditions to align with that phasing.

Consultations & Notification Responses

None

Issues

Principle of the Proposed Amendments

As the case to support the discharge of condition 3 (b) has been accepted it is necessary to amend the above conditions to facilitate the partial demolition of some buildings within the site outside of a contract for the carrying out of the building works for the redevelopment of the site being made, and evidence of that contract has been supplied and signed off by the City Council as local planning authority in accordance with Condition 3 (a).

Additional amendments and conditions

Condition C3 also needs to be revised as this would on approval of CDN/25/1015 becomes a partial compliance condition and would be reworded to still allow for future review of building condition. Conditions 13, 20 and 48 need to be split these into 2 conditions 55,56, and 57 respectively so that there would be absolute clarity moving about what needs to be submitted for which phase of works.

Conclusion

The proposed changes would have no material impact upon the previously approved scheme and the works would not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality 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 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

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

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

2) The proposed amendments are required to align the permission with the discharge of condition CDN/25/1015 (Condition 3b). This application therefore seeks to revise the wording of those conditions to allow for a phased delivery in tandem with an approval of the discharge of 3(b) which is required to be discharged in the interests of health and safety and the subsequent phasing of works on the site. This requires amendments to the wording of a number of conditions and the splitting of conditions to align with that phasing.

3) (a) No demolition works other than that permitted under application ref no CDN/25/1015

as set out within the following:

NXQ Lever Street , Manchester Existing Buildings November 2025 - Condition Appraisal by akt II dated November 2025; and

JUSTIFICATION FOR DEMOLITION OF 27 HOULDSWORTH STREET TO ACCESS THE UNSAFE BUILDINGS FOR DEMOLITION IN THE INTERESTS OF PUBLIC SAFETY stamped as received on 27-11-25

(which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development)

shall take place unless and until:

(b) A contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied and signed off by the City Council as local planning authority;

Except where:

(c) Permitted demolition is urgently necessary in the interests of safety or health and evidence that demolition is the only measure that will remove those risks has been provided to and agreed in writing by the local planning authority prior to any approved demolition taking place;

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) (a) Before the installation of any scaffolding or supporting structure relating to the retained façade, a methodology and specification for any associated scaffolding and support structure for the facade including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

(b)For the avoidance of doubt, for works approved under 3 (a) of this permission details relevant to those works only should then be provided before the approved urgent demolition is commenced. Details relating to any other demolition works should be submitted and approved prior to those works being undertaken.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to any demolition other than that permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development) commencing, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) A Facade Retention Strategy and Methodology which needs to be based on a comprehensive structural survey of the building to ensure the facade retention is fully designed to ensure full retention and support of the retained elements of the proposals. A quality control / risk management strategy should be included to ensure a robust approach to protecting the heritage asset during the works.

The above shall include details of supports, fixings, restraint and building protection including monitoring, risk mitigation measures and vibration control.; and

(b) Details of any associated temporary enabling works that impact on the asset to include the removal of any vegetation which could cause structural issues.

All of the above should be prepared with input from a conservation accredited engineer

Reason - In the interests of visual amenity and because the proposed works affect a non designated heritage asset and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, DM1 and EN3 of the Core Strategy.

6) Notwithstanding the details as set out in condition 2 above, no demolition (excluding works to the screen wall and single storey ' outbuildings') and that permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development), shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Interface details between new and retained elements including the new party wall to 32 Great Ancoats Street; and

(b) Based on the full recording of 56 Lever Street and 58 Lever Street / 25 Houldsworth Street details of the key features of the facade that will need reinstating.

Reason - In the interests of visual amenity and because the proposed works affect a non designated heritage asset and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, DM1 and EN3 of the Core Strategy.

13) (a) No demolition works permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development) shall commence unless and until a Demolition Method Statement/ Management Plan(including a structural method statement for the retained elements and a boundary treatment to the site during and following the permitted demolition) has been submitted to and approved in writing by the City Council as Local Planning Authority. This should include a quality control / risk management strategy to ensure a robust approach to protecting the heritage asset during the works.

and also include the following details:

*Details of building protection;
*How materials will be recorded, removed and carefully stored and protected for re-use (including for the North Wall and screen wall to the highway);
*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
*Parking of construction vehicles and staff; and
* Sheeting over of construction vehicles.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

15) No work other than that permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not constitute commencement of development) hereby approved, shall commencement until a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, has been submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

*Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

*Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

*Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

*Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.

*A finalised drainage layout showing all components, outfalls, levels and connectivity.

*An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

*Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

*A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

*A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

*Construction details of flow control and SuDS elements.

*A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

*CCTV survey of existing drainage system to understand condition, capacity, connectivity.

*Finished floor levels and proposed ground levels plan.

*The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

20) No demolition works permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development) (in respect to the historic building investigation only) , relating to the historic building investigation shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

a. an historic building investigation (Level 3) of all standing historic buildings or structures that are to be removed or altered (including the building's facades) during the course of the development

b. archaeological evaluation trenching (to take place following the demolition of the extant buildings to slab level only, and prior to any remediation or development works)

c. pending the results of the above, targeted open-area excavation

2. A programme for post-investigation assessment to include:

a. production of a final report on the results of the investigations and their significance

3. Deposition of the final report with the Greater Manchester Historic Environment Record

4. Dissemination of the results of the archaeological investigations commensurate with their significance, including provision for the installation of permanent information panels

5. Provision for archive deposition of the report and records of the site investigation

6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design

Reason: In accordance with NPPF Section 16, Paragraph 211 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

48) The demolition works permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt

constitute commencement of development) shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservati on for Habitats andSpecies Regulati ons 2019, authorising the specifi ed development to go ahead;

Or

Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)

Or

A statement in writing from the relevant licencing body or the LPA to the effect that it does not considerthat the development will require a licence.

Reason - In order to ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

55) Demolition of the remaining building fabric on the site hereby approved and not permitted under CDN/25/1015 shall not commence unless and until a Demolition Method Statement/ Management Plan(including a structural method statement for the retained elements and a boundary treatment to the site during and following demolition) has been submitted to and approved in writing by the City Council as Local Planning Authority. This should include a quality control / risk management strategy to ensure a robust approach to protecting the heritage asset during the works.

and also include the following details:

*Details of building protection;
*How materials will be recorded, removed and carefully stored and protected for re-use (including for the North Wall and screen wall to the highway);
*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
*Parking of construction vehicles and staff; and
* Sheeting over of construction vehicles.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

56) No demolition of the remaining building fabric on the site hereby approved and not permitted under CDN/25/1015 (in respect to the historic building investigation only) , relating to the historic building investigation shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance

with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

a. an historic building investigation (Level 3) of all standing historic buildings or structures that are to be removed or altered (including the building's facades) during the course of the development

b. archaeological evaluation trenching (to take place following the demolition of the extant buildings to slab level only, and prior to any remediation or development works)

c. pending the results of the above, targeted open-area excavation

2. A programme for post-investigation assessment to include:

a. production of a final report on the results of the investigations and their significance

3. Deposition of the final report with the Greater Manchester Historic Environment Record

4. Dissemination of the results of the archaeological investigations commensurate with their significance, including provision for the installation of permanent information panels

5. Provision for archive deposition of the report and records of the site investigation

6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design

Reason: In accordance with NPPF Section 16, Paragraph 211 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

57) No works other than the demolition permitted under CDN/25/1015 shall in any circumstances commence unless the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservati on for Habitats andSpecies Regulati ons 2019, authorising the specifi ed development to go ahead;

Or

Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)

Or

A statement in writing from the relevant licencing body or the LPA to the effect that it does not considerthat the development will require a licence.

Reason - In order to ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 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(c) To C3
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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL