MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144624/VO/2025
Date registered valid:	27 November 2025
Proposal:	City Council Development - Elevational alterations to the western elevation of the Market Hall
Address:	Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mrs Joanne Slacter, Manchester City Council
Agent (if any):	Mr Jaime Cepeda, Manchester City Council
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	19 January 2026

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 22 December 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 9 December 2025 Expired: 2 January 2026

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: No

Tree Preservation Order: No

Description of area

The application site is located in Gorton District Centre. The application building is in the northern part of a car park that also serves a large Tesco store located to the west. The wider site is bounded by Garratt Way (north), Wellington Street (east) and Hyde Road (south). The application building comprises elevations with red / orange brick to the lower sections and grey render above. The roof comprises four shallow pitched sections screened by a parapet. The front elevation comprises a rectangular fascia detail that has a slight projection from the elevation and frames the main entrance the building. A pair of rectangular advertisement boards are situated to each side of the entrance. Further signage is incorporated into the rendered upper sections of the building. The western elevation to the building is related to a pedestrian route leading the car park and supermarket.



Fig.1 – Views of the application property

Description of development

The proposed development involves:

i. The removal of two advertisement boards located immediately adjacent to the main entrance.
ii. These boards would be replaced by rectangular sectional windows predominantly comprising glazing set with anthracite aluminium frames.
iii. The display windows would rise from ground level to align with highest point of the fascia surrounding the main entrance.
iv. Brick would be retained and existing render painted grey reflecting the existing circumstances.
v. The applicant has indicated that the existing doors would be retained.
vi. The applicant has also indicated the removal of existing signage and introduction of new illuminated signage above the entrance. The applicant has been advised that the proposed signage would require a separate application for advertisement consent.

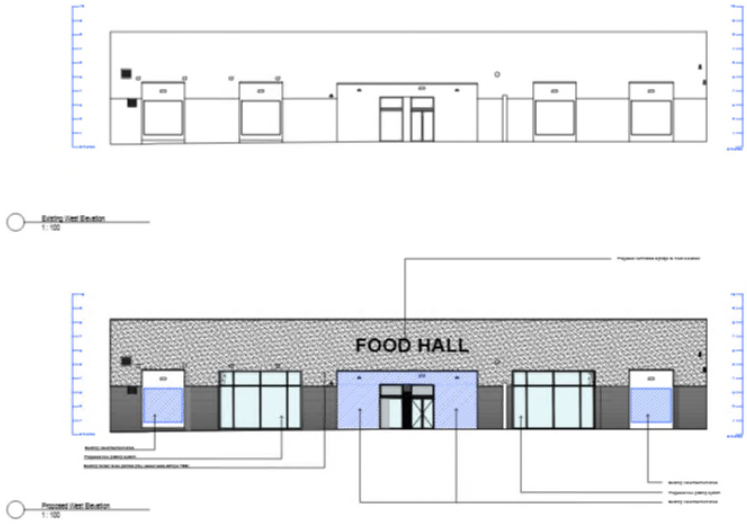


Fig.2 – Existing and proposed elevations

Site history

i. 142263/VO/2024 Approved 14.04.2025
Gorton Retail Market Garratt Way Manchester M18 8LD
City Council Development for the over-roofing of the market building, incorporating insulation and solar panels, raising of existing parapet and new roof access hatch

ii. 142062/NMC/2025: Approved - 28.02.2025
Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Non-material amendment to planning permission reference 140644/VO/2024 to allow for the incorporation of an access ramp from Garratt Way to the new public square, together with revised planting arrangements (including species) , and minor repositioning of street furniture,

iii. 140644/VO/2024: Approved - 16.10.2024
Gorton Retail Market Car Park, Garratt Way, Manchester, M18 8LD.
CITY COUNCIL DEVELOPMENT Conversion of part of existing car park into a new public square, with revised vehicular access arrangements to/from Garratt Way, and associated changes to retained car parking area, together with the installation of external lighting and signage, and new access from the terrace to the market, and associated elevational alterations to the western elevation of the Market Hall

iv. 118487/FO/2017: Approved - 24.01.2018
Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Installation of an ATM on southern elevation of Gorton Market

v. 086336/VO/2008/N2: Approved - 16.05.2008
Gorton Market, Gorton District Centre, Garratt Way, Manchester, M18 8LB, CITY COUNCIL DEVELOPMENT Installation of various externally illuminated signs to exterior of market building

vi. 090384/VO/2009/N2: Approved - 28.10.2009
Gorton Retail Market, Garratt Way, Gorton, Manchester, M18 8LD.
CITY COUNCIL DEVELOPMENT Use of market loading area and part of car parking as outdoor market for sale of second hand goods on a Wednesday and Saturday

vii. 085921/JO/2008/N2: Approved - 07.08.2008

New Gorton District Centre, Land bounded by Hyde Road, Wellington Street and Garratt Way, Gorton, Manchester, M18 8HE
Variation of Condition No.3 of planning approval 078079/JO/2008/N2 to allow elevational layout and boundary amendments to the previously approved drawings for the erection of a new food store, retail units, market hall and petrol filling station with associated car parking and landscaping

viii. 078079/FO/2005/N2: Approved - 05.04.2006
Land Bounded by Hyde Road/Wellington Street And Garratt Way, Hyde Road, Manchester. Erection of a Class A1 foodstore (8,198 sqm) and retail units on two floors (1,672 sqm), petrol filling station and market hall in refurbished former foodstore following demolition of existing market hall, former cinema building and retail units (but with retention of three retail units at junction of Garratt Way and Wellington Street). Closure of Dorney Street and Gorelan Road. New vehicular junction at Hyde Road; parking for 584 vehicles with service yard accessed from Garratt Way

Consultations & Notification Responses

Local residents and businesses – No comments received.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.
The Framework re-affirms that the planning system has the following objectives (paragraph 16):
a. An economic objective
b. A social objective –health, social and cultural well-being; and
c. An environmental objective.
Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14.Achieving well-designed places

Policy DP3: Key principles for well-designed places – States that proposals respond to their context and create well-designed places. The following key principles are relevant to the assessment of the proposals:

- Context: The proposed design should respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings.
- Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride.

Reference is also made to Chapter 12 of the current NPPF, which was most recently revised on 12 December 2024

Chapter 12. Achieving well-designed places - States that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. It further states that: 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

In this case, the proposed elevational alterations would related appropriately the characteristics of the host building and its context. The objectives of Chapter 12 and draft Chapter 14 and thereby would thereby be accorded with.

The Places for Everyone Plan - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The plan was considered at the Full Council meeting in Manchester on 20 March 2024 and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant and would be accorded with for the reason outlined in this report:

Policy JP-P1 Sustainable Places
Policy JP-P6: Health

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, 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. The proposal is acceptable and therefore determined within a timely manner.

Principle of the development – The development would be limited to the introduction of a pair of new window openings that would be appropriately related to the appearance of the building and its context. The principle of the development is therefore considered to be acceptable.

Design – The development would involve limit interventions to the building. The proposed glazing would be set with lightweight frames and would be appropriately related to the composition of the elevations. The rectangular configuration of the proposed windows would reflective the characteristics of the related elevation and its context. The painting of the existing render would not, in itself, constitute development. However, the application of a grey colour treatment would be reflective of the existing circumstances. It would therefore be acceptable.

Residential amenity – The development would not be immediately visible from neighbouring houses. The development would not, therefore, have an overbearing impact on residential amenity.

Advertising – For the avoidance of doubt a condition has been included excluding the proposed signage from the planning permission. The signage would need to be addressed through a separate application for advertisement consent.

Conclusion - The development would positively contribute to the sustained operation of Gorton Market and would be acceptable.

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

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. The proposal is acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 27 November 2025:

Existing and proposed west elevation (to Tesco) Ref: GRM-MCC-B01-ZZ-DR-A-0113

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 for the City of Manchester.

3) The windows hereby approved shall comprise aluminium frames with an anthracite grey colour treatment as detailed on the application forms and drawing referenced Existing and

proposed west elevation (to Tesco) Ref: GRM-MCC-B01-ZZ-DR-A-0113 received by the City Council as local planning authority on 27 November 2025. The implemented frames shall be maintained with an anthracite grey finish thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The planning permission hereby granted does not confer consent for the display of illuminated advertisements as indicated on drawing referenced Existing and proposed west elevation (to Tesco) Ref: GRM-MCC-B01-ZZ-DR-A-0113.

Reason – For the avoidance of doubt and in the interests of the amenities of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) The illuminated advertisements as indicated on drawing referenced Existing and proposed west elevation (to Tesco) Ref: GRM-MCC-B01-ZZ-DR-A-0113 should be related to a separate application for the display of advertisements.

Appendix 1 – List of consultees & neighbours notified

Kings Dental Centre, Unit 3, Gorton District Centre, Garratt Way, Manchester, M18 8HE
Tesco Mobile, TESCO Extra, Hyde Road, Manchester, M18 8LD
Vision Express, TESCO Extra, Hyde Road, Manchester, M18 8LD
Pharmacy, TESCO Extra, Hyde Road, Manchester, M18 8LD
Unit 9, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 8, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 7, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 6, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 4, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 3, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 2, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 1, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Coopers Family Butchers, Unit 10 To 12, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
The Dell, 55 Sibley Street, Manchester, M18 8LN
TESCO Extra, Hyde Road, Manchester, M18 8LD
AGE CONCERN MANCHESTER, Units 1 To 2, Gorton District Centre, Garratt Way, Manchester, M18 8HE
Gorton Library, Garratt Way, Manchester, M18 8HE
Gorton District Centre, Garratt Way, Manchester, M18 8HE
46 Wellington Street, Manchester, M18 8LJ
Tesco Cafe, TESCO Extra, Hyde Road, Manchester, M18 8LD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA