MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144260/JO/2025
Date registered valid:	14 October 2025
Proposal:	Variation of condition 2 (specified plans) attached to planning permission 142287/VO/2025 to allow: alterations to internal floor layout; inclusion of lift enclosure extension to roof; roof walkway alterations; amendments to the siting of external plant and equipment; and inclusion of secondary means of escape.
Address:	Former Co-Operative Building, The Birtles, Civic Centre, Manchester, M22 5RF
Ward(s):	Woodhouse Park Ward
Applicant:	Manchester City Council
Agent (if any):	Miss Melanie Chan, Lambert Smith Hampton
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date	**8 December 2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Standard consultations:
Printed: 27 October 2025 Expired: 17 November 2025

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

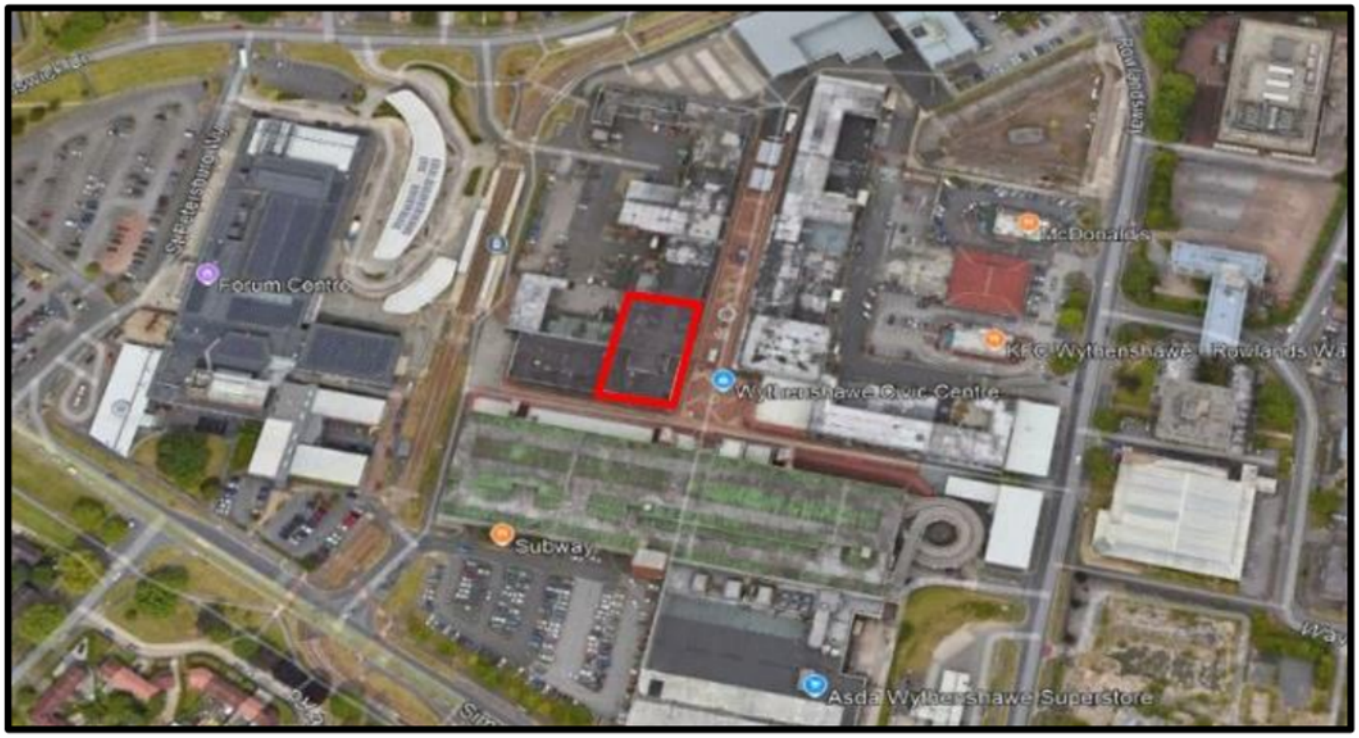
Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to the first and second floor of the former Co-operative Department Store in Wythenshawe Town Centre, location shown below:



The first and second floors are currently vacant but were last used as office space. The ground floor retail area would be unaffected by the proposal.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant obtained planning permission in June 2025 (ref: 142287/VO/2025) to change the use of the first and second floors of the premises to form a community hub (Class F1), together with associated elevational alterations.

The applicants have now submitted a S73 application in order to incorporate the following amendments into the scheme:

- Amendments to the proposed Ground floor plan through the sliding entrance door to improve accessibility and F&B unit to be fit out by tenant;
- Amendments to the proposed first floor plan including the removal of the platform lift which will be replaced with passenger lifts that travels to all floor levels to improve vertical connectivity between the entrance and second floor amenities; minor amendments to general arrangement of the W/C area, relocation of the changing place and minor amendments to the partition position;
- Updates to the proposed second floor plan to include a new lift enclosure extension situated on lower roof level to provide connectivity between floors, minor changes to the position of M&E equipment, new secondary means of escape from the roof through AOV located in staircase 2 landing, minor amendments to the back of house arrangement and minor amendments to partition positions;
- Updates to the proposed roof plan including new lift enclosure to improve vertical connectivity between the floor and entrance and corridor extension on the lower roof level, minor alteration to the roof walkways, minor alterations to the position of M&E equipment, new secondary means of escape from the roof through roof AOV, 3 new AOV on the upper roof level and further detail added to the solar panel layout; and
- Updates to the New Birtles, Hale Top and Rear Elevation including new lift enclosure on the lower roof level.

Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Environmental Health – No objections to the revisions.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below: Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Wythenshawe Town Centre Development Framework – Endorsed by the City Council, it outlines a major regeneration initiative aimed at transforming the area over the next 10–15 years. One of the highlights is the transformation of the Civic Centre, with the provision of a culture hub being a key part of that transformation.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

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Policy C1, Centre Hierarchy – This states that district centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character. Development in these centres should primarily respond to the needs of the catchment and recognise the need to support the vitality and viability of other centres.

Policy C7, Wythenshawe District Centres - Wythenshawe Town Centre – This policy states that the Council supports the development of non-food retail and other commercial uses in Wythenshawe, including hotels and uses which maintain vitality beyond normal trading hours.

Policy C10, Leisure and the Evening Economy – New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to a number of considerations, namely cumulative impact, impact on residential amenity and the balance between daytime and nighttime uses.

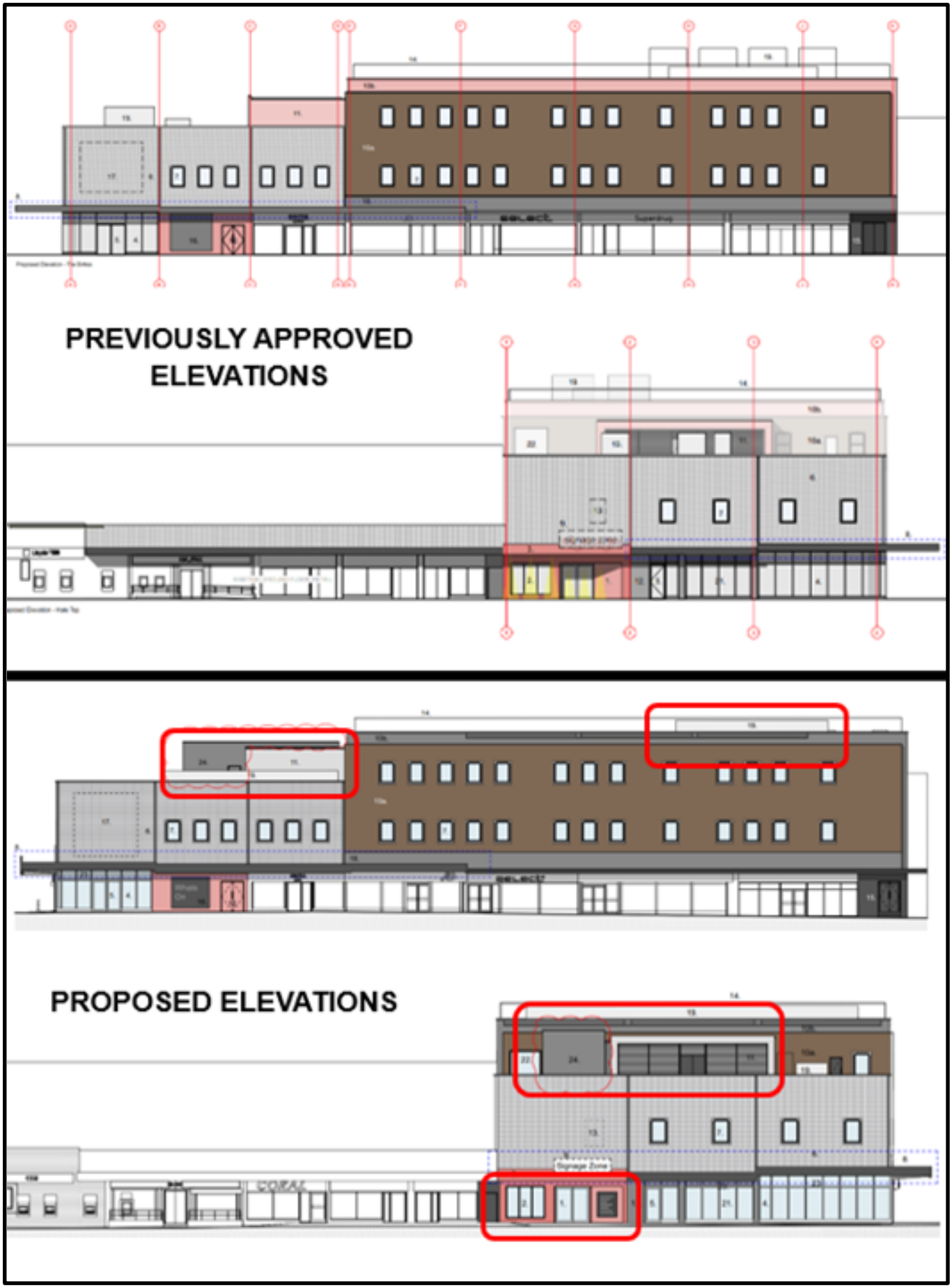
Issues

Principle – There are no objections in principle to the proposed amendments to the scheme. Notwithstanding this, any impact upon visual amenity, residential amenity and pedestrian and highway safety must be assessed.

Accessibility – The inclusion of passenger lifts, which travel to all floors within the community hub is welcomed and it is recognised that this, along with the other internal alterations listed previously, will improve accessibility throughout the community hub.

Residential Amenity – While there is no residential accommodation within the immediate vicinity of the proposed hub, the regeneration of the town centre does include the introduction of circa 2000 new homes. Even though none of these new homes would adjoin the site it is still considered prudent to attach a number of acoustic insulation conditions to the consent in order to protect residential amenity. Given the above, it is not considered that the proposed amendments to the previously approved scheme would have a detrimental impact upon residential amenity levels.

Design – The minor elevational alterations, which are annotated below are considered acceptable and would not have a detrimental impact upon the levels of visual amenity enjoyed within this area of the Wythenshawe Centre.



Pedestrian and Highway Safety – Given the location premises within the civic centre, it is not considered that any of the proposed amendments would prove detrimental to the existing levels of pedestrian and highway safety enjoyed on the surrounding highway network.

Conclusion

The proposed revisions are appropriate and will deliver improvements to accessibility without causing harm to design quality, residential amenity, or transport safety.

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 issues arising from the consideration of this application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of planning permission reference 142287/VO/2025, that date being 13 June 2025.

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 on 28 February 2025:

a) Location Plan
b) Waste Management Strategy

and the following drawings received on 14 October 2025:

c) Proposed Ground Floor Plan 45848-AE-01-00-D-A-3100-S3-P13
d) Proposed First Floor Plan 45848-AE-01-01-D-A-3101-S3-P13
e) Proposed Second Floor Plan 45848-AE-01-02-D-A-3102-S3-P13
f) Proposed Roof plan 45848-AE-01-RF-D-A-3103-S3-P08
g) Proposed Elevation (Birtles) 45848-AE-01-XX-D-A-3104-S3-P08
h) Proposed Elevation (Hale Top) 45848-AE-01-XX-D-A-3105-S3-P09
i) Proposed Elevation (Rear) 45848-AE-01-XX-D-A-3106-S3-P08
j) Proposed Elevation (Side)

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

3) No development that is hereby approved, apart from soft strip-out or associated demolition work, shall commence unless and until samples and/or specifications of all materials (including window frames) to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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 Manchester Core Strategy.

4) Prior to the use of the development hereby approved, the opening hours of the community facility shall be submitted to and be approved by the City Council as Local Planning Authority. Thereafter the community facility shall operate in accordance with the approved hours of opening.

Reason - To safeguard the amenities of the occupiers of any nearby residential accommodation, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

a) Mondays to Saturdays - 730hrs to 2000hrs
b) Sundays/Bank Holidays - No deliveries/waste collections

Reason - To safeguard the amenities of the occupiers of any nearby residential accommodation, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

6) 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.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.

7) 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.

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 shall 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 non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

8) a) All 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 scheme shall be implemented in full before the use commences.

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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

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 DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

9) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy on 28 February 2025 and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy

10) Works that could impact upon nesting bird habitat shall not take place during the main bird breeding season 1st March and 31st July inclusive, unless suitable checks for active bird nests have been undertaken.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

11) Prior to the occupation of the development hereby approved, details of biodiversity enhancements (bird boxes and bat bricks), including a timetable for their installation and maintenance regime, shall be submitted to and be approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

12) Before the development hereby approved is first occupied a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those working at the development,
ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time,
iii) mechanisms for the implementation of the measures to reduce dependency on the private car,
iv) measures for the delivery of specified travel plan services,
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. 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.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy and the Guide to Development in Manchester SPD (2007).

13) Prior to the commencement of development a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- Details of Wheel Washing, if required;
- Dust suppression measures, if required;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy for delivery vehicles and swept path analysis if required;
- Parking of construction vehicles and staff;
- Hours of working

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

Informatives

1) Protected Species - The applicant is reminded that, irrespective of the planning permission granted, it is a legal requirement to ensure that no harm comes to protected species or their habitats as defined under the Wildlife and Countryside Act 1981 (as amended) and other relevant legislation. If evidence of protected species (e.g. bats, nesting birds) is found during development, all work must stop immediately and advice should be sought from a suitably qualified ecologist or Natural England. Failure to comply with wildlife legislation may result in prosecution. It is the applicant's responsibility to ensure that all necessary ecological assessments and licences are in place before commencement of any works.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA