

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143494/FO/2025
Date registered valid: 6 August 2025
Proposal: Proposed decking to facilitate first floor access
Address: 116, 118 And 120 Reddish Lane, Manchester, M18 7JL
Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Garry Ormisher Edward Mellor Ltd
Agent (if any): Mr Jason Dugdale
Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 August 2025 Expired: 10 September 2025

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

This application relates to three 2/3 storey (including accommodation in the roofspace) Class E units, at the end of a terrace of 8 units in a local shopping centre. The end property is a double fronted estate agents (118/120 Reddish Lane) and adjacent to that is a sandwich shop (116 Reddish Lane).

The upper floors are accessed from the rear, via an existing stairway in the rear yards of 118 and 120 Reddish Lane, with the only internal access from 120 Reddish Lane. The upper floors are currently vacant although they may have previously been used for ancillary office/storage use, in connection with the ground floor Estate Agents operation, who appear to own all of these upper floors. There is no apparent connection, with the ground floor use at no.116.

The relevant planning history of the site is as follows:

120 Reddish Lane

025858 - Change of use of shop with living accommodation to offices - Approved 5 February 1986

118 Reddish Lane

034193 - Change of from ground floor shop to an office - Approved 20 June 1989

Identified as 116 Reddish Lane but site also included 118 and 120 Reddish Lane

117635/FO/2017 - External alterations to rear of premises comprising the creation of a new balcony area and associated screening in connection with use of upper floor as 3 apartments - Approved 12 February 2018.

An accompanying application has been submitted, which seeks Prior Approval for the change of use of the first floor Commercial, Business and Service use (Class E) to form 3no. residential flats (Use Class C3), under the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended (142922/P3MAP/2025).

In order to facilitate rear access, to the all of the proposed residential units, external alterations are needed, which are subject of this application.

At present there is a door in the side (Cranbrook Road) elevation of no.120, which provides access to the upper floor of that property. There is also a gate, in the rear wall of no.120, which provides access, from the rear alleyway, to the rear yard area of no.120 Reddish Lane. From here a rear door enables internal access to the upper floor of no. 120.

Also, this yard area provides access to an external staircase which provides access to a door in the upper floor of no.118. This staircase is to be retained and extended across the rear of nos. 116 and 118 with a balcony area created between the outriggers for these two properties. This will provide access to new doors which would be created in the outriggers to these two properties.

In addition, the existing gate, to the rear of no. 120, is to be removed and the wall bricked up. It is proposed to relocate this gate onto the side yard wall of no.120 (i.e. to provide access directly onto Cranbrook Road). This gate would provide access to the existing external staircase, and nos. 116 and 118 only, with no.120 accessed from the existing door.

The proposal also involves replacing the existing door, in the rear of no.118, with an opaquely glazed window and the provision of privacy screening on the balcony area.

These proposed changes match those approved under application ref:117635/FO/2017

No changes are proposed to the front elevation of the properties, facing Reddish Lane.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs. Securing higher densities in the most accessible locations is identified as helping to maximise the ability of people to travel by walking, cycling and public transport and reduce the reliance on the car.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-P1: Sustainable Places

Principle - The residential use, of the upper floor of these units, is allowed as permitted development, subject to a prior approval application, which accompanies this application, This matter is not therefore subject of this application. The works are therefore needed to allow independent access to be provided to these 3 apartments and it is considered that reasonable alterations therefore need to be granted to allow the residential conversions to be carried out.

Impact of works - The works proposed are considered negligible. There is an existing staircase at the site and it is considered that the additional works proposed would not represent a significant change and would have a minimal visual impact upon the locality. A new balcony area is proposed but this faces onto a blank gable of the adjoining property, and it is not considered that the proposal would lead to any loss of privacy to adjoining occupiers. It is not therefore considered that the proposed works would have a negative impact upon the locality.

Residential amenity - The proposed works would facilitate a residential use of the upper floors, which would facilitate a more intensive use, of the site, but the residential use is not subject of this application. In terms of the proposed external works, they are of a limited nature, which are unlikely to impact upon surrounding residents. Also, on the communal access deck, for the flats above nos. 116 and 118 Reddish Lane, a privacy screen is proposed between the areas in front to the two doors.

Refuse - A condition is attached, to the accompanying prior approval application, in relation to the approval of waste management arrangements.

Security - The arrangements proposed would allow all 3 apartments to be accessed from the street, with the bricking-up of an existing access point in the rear alleyway. It is considered that this provides safe access from the street, to the upper floor apartments, but further details of the security measures proposed are required and a condition is proposed

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, negotiations took place in relation to the works that needed to be subject of this application, rather than the accompanying prior approval 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 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 site location plan, stamped as received by the City Council, as Local Planning Authority, on 18 July 2025, and drawing numbered 988/A/A003 rev B, stamped as received by the City Council, as Local Planning Authority, on 6 August 2025.

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) The new gate, hand rails and staircase associated with the works hereby approved shall be installed in accordance with a colour scheme to be submitted to and approved in writing with the City Council, as Local Planning Authority.

Reason - To minimise the impact upon visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) Within one month of the new gate, hand rails and staircase being installed, the indicated privacy screen between the flats above nos 116 and 118 Reddish Lane, shall be installed in accordance with details which have been submitted to and approved in writing with the City Council, as Local Planning Authority. The screen shall thereafter be retained for as long as the flats are occupied.

Reason - To minimise the impact upon visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) The development shall incorporate security measures, which shall be to secured by design specifications and which shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation. The development shall only be carried out in accordance with these approved details.

Reason - To reduce the risk of crime pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

114A Reddish Lane, Manchester, M18 7JL
114 Reddish Lane, Manchester, M18 7JL
Edward Mellor, 118 - 120 Reddish Lane, Manchester, M18 7JL
Ground Floor, 116 Reddish Lane, Manchester, M18 7JL
2 Cranbrook Road, Manchester, M18 7JW
613-615 Reddish Lane, Manchester, M18 7JW

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
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: NORTH AREA