MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143367/FO/2025
Date registered valid:	11 September 2025
Proposal:	Creation of mechanics garage and body works shop (Sui Generis).
Address:	Unit 4, Former Polytech, Clayton Lane, Manchester, M11 2AS
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Heman Mina
Agent (if any):	Mr Barry Cullen, Barry Cullen
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**04 November 2025**

Application Details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 04 November 2025

Standard consultations:
Printed: 17 September 2025 Expired: 8 October 2025

Neighbour notifications
Printed: 17 September 2025 Expired: 8 October 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/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site refers to a unit in a small industrial complex on Clayton Lane, close to where Clayton Lane meets Ridings Street. Clayton Lane becomes Parkhouse Street slightly further south from the application site.

Clayton Lane and Parkhouse Street are characterised by a mixture of terraced housing and commercial, industrial, and vacant plots of lands.

The neighbouring area lies on the periphery of Manchester City Centre, with the district of Clayton lying to the north of the site, Manchester City's Training Academy Complex lies to the west. The Ashton Canal lies north to the site, further up Clayton Lane, providing direct access to the City Centre.

The site is not located within a conservation area. There are no listed building close to the site.

The site resides within the Eastlands Residents Parking Zone and many streets in the area are restricted to parking for permit holders only.

Description of Development

The proposal seeks planning permission for the creation of mechanics garage and body works shop (Sui Generis).

In terms of external alterations, it is proposed that a door opening to the rear of the site be blocked up and that a new fire exit structure be introduced on a side rear elevation.

Related Site History

063910/FO/NORTH2/02 - Change of use from polymer recycling to vehicle recycling facility with associated parking and storage.
Refused February 2002.

072101/FU/2004/N2 - Retrospective application for use of Unit 4 as a vehicle breakers with ancillary retail sale of car parts.
Refused August 2004.

075012/FU/2005/N2 - Retrospective Application for change of use to vehicle dismantler.
Temporarily approved from May 2005 until May 2007.

083691/FU/2007/N2 - Change of use to vehicle dismantlers and ancillary sale of motor vehicle parts following expiry of previous approval for same purpose.
Refused September 2007.

087088/FU/2008/N2 - Change of use to car repair centre, MOT testing station (sui generis).
Approved October 2008.

098925/FO/2012/N2 - Retrospective Application for the retention of portable building at first floor level for use as administrative offices change of use of garage and MOT service station to private hire taxi service and erection of antenna.
Refused May 2012.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, one objection has been received because of this publicity. The objection concerns the parking of vehicles on Ridings Street.

Environment Agency - Had no objection to the proposal, so long as a condition was attached to any approved decision that requires a remediation strategy to be submitted to deal with any land contamination that is discovered. Requested that an informative also be attached to provide further land contamination advice to the applicant.

Highway Services - Had no objections to the proposal. Advised that further clarification is sought on the refuse store location and waste collection point associated with the unit, which should be shown on an updated dimensioned plan. A condition has been included to deal with these unresolved details.

Environmental Health - Requested that conditions be attached to control hours of operation of the use, hours of deliveries/servicing, to control the approved waste management arrangements. The team found the submitted Braiden Acoustics Noise Impact Assessment to be missing a few details and requested that a condition be attached to ensure that an updated assessment of the noise impact of plant equipment be attached to any decision.

Flood Risk Management - Have no objection to the proposal and did not request that any conditions be attached.

Coal Authority - Reviewed the site location plan provided, confirmed that the site falls within the Coal Authority's defined Development Low Risk Area and that in that basis, they have no specific comments to make. Requested that the Coal Authority's Standing Advise note is attached as an informative to the application.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st March 2024:

- Policy JP-J2 (Employment Sites and Premises)
- Policy JP-P1 (Sustainable Places)
- Policy JP-S1 (Sustainable Development)
- Policy JP-S4 (Flood Risk and the Water Environment)

The **Manchester Core Strategy - Development Plan Document 2012-2027** ("the Core Strategy") was adopted by the City Council on the 11th July 2012:

- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN14 - Flood Risk
- Policy EN17 - Water Quality
- Policy EN18 - Contaminated Land and Ground Stability
- Policy EN19 - Waste
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed and beautiful places

Other Legislative Considerations

- National Planning Policy for Waste

Issues

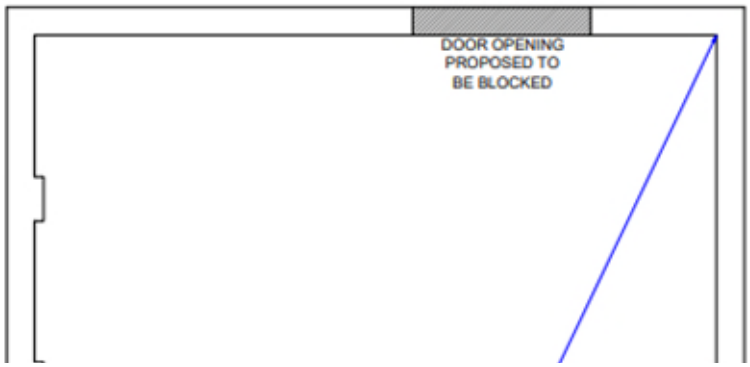
Principle of the Development

The application site is a unit in a small industrial estate, in an area characterised by a mix of residential, industrial and commercial units.

The principle of a mechanics garage and body works shop (Sui Generis) in this location can be considered to be acceptable, subject to the proposal being in accordance with the below material planning considerations.

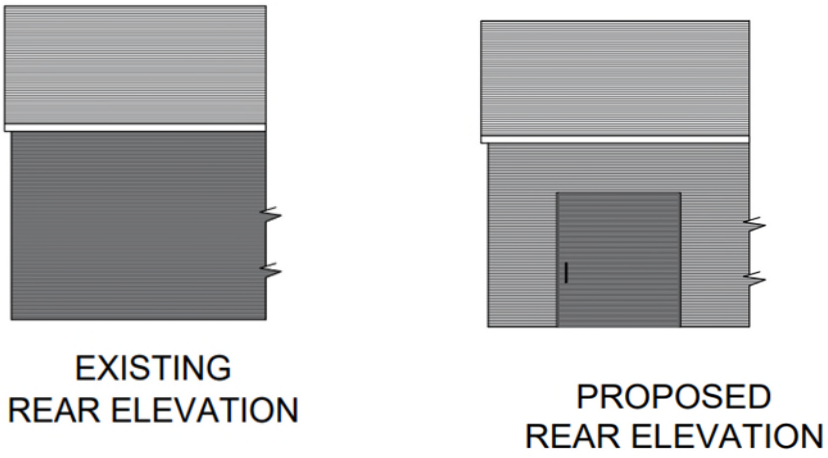
Visual Amenity

The existing structure is utilitarian and industrial in design. It is not considered to be a very visually appealing building that adds much to the visual amenity of the surrounding area, which is characterised by a mixture of residential, industrial, and commercial uses.



Proposed Ground Floor plan

The proposed ground floor plan shows a door opening proposed to be blocked. This will not be visible externally of the existing opening heads straight into another part of the industrial complex. The blocking up of this opening is purely to divide up the spaces and will not be visible externally.



Existing and proposed rear elevations

The only external alterations will be the introduction of a fire exit door to the side rear elevation of the building.

Google Earth of the rear side of the site

This elevation is also utilitarian in nature. It faces out onto another wall of the industrial complex and will be mostly screened from view by this longer elevation or by nearby trees.

Given the limited visual amenity impact in this location and the industrial utilitarian nature of the existing elevation, a condition has been added to ensure that materials used in this particular elevational alteration shall be similar in appearance to the existing building in terms of type, size, colour and texture.

On this basis, the visual amenity impact of the proposal is therefore considered to adhere to policies DM1 and SP1 of the Core Strategy.

Residential Amenity

A Noise Impact Assessment, produced by Braiden Acoustics, dated 20th August 2025, was submitted with the application and was reviewed by Manchester City Council's Environmental Health team.

Some elements of the report require to be amended or further clarified in order for the noise assessment to be accepted.

The acoustic report appears to be for the correct premises but states that it is for Unit 3. This point requires clarification/correction.

It is not clear from the submitted plans what activities would be carried out in the space in the northeast corner of the application premises. Consideration should be given to any breakout noise from this area, and any associated potential impacts on occupants of the residential dwelling at 12 Clayton Lane, including the occupants' use of the rear external amenity area.

Details should be included of the garage tools and equipment in use during the noise survey, and confirmation provided of whether a worst-case assessment has been made.

Notwithstanding the conclusions of the report and any revisions, any industrial / commercial development noise assessment should reference MCC's Planning & Noise Technical Guidance

and specifically section 3.7.1.5, which states that 'The development should be designed so as to achieve rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.'

A condition has been attached to ensure that a revised Noise Impact Assessment is submitted to the Local Planning Authority for review, prior to any above ground works being carried out.

The attachment of this condition is considered satisfactory in order to not refuse this application of residential amenity grounds, specifically in relation to noise impacts.

There will be fumes or odours produced on site.

On this basis, the residential amenity impact of the proposal is therefore considered to adhere to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the UDP.

Highway Impacts

The site is located adjacent to the adopted Clayton Lane. Clayton Lane is subject to permit holders only 12pm-11pm except in marked bays. The site resides within the Eastlands Residents Parking Zone and many streets in the area are restricted to parking for permit holders only.

The site is accessed by sustainable modes. Regular bus services are routed along Clayton Lane.

Vehicular access to the site is gained from Clayton Lane. This access appears to be shared with the adjacent neighbouring units.

There is storage space for 6no. cars to be stored inside the garage itself, with 3no. car parking spaces in the external part of the unit.

An objection was received from a member of the public concerning vans on top of low loaders parking on Riding Street nearby.

The site in question only concerns one unit on the site, it is unclear who the vehicles parked on Riding Street that the member of the public is referring to belong to, but it is more likely to be the immediately adjacent unit selling van parts on Riding Street, rather than the application site in question, especially as the objection mentioned it appearing as a scrap yard for vans on top of low loaders.

Overall, the change of use of the site is not anticipate to result in any further impact upon the highway compared to the previous/existing use(s) and is therefore considered to adhere to policies DM1 and SP1 of the Core Strategy.

Waste Management

MCC’s Environmental Health team were satisfied with the waste management details submitted alongside the proposal.

MCC’s Highway Services team required further information in order to approve the waste management details. Specifically, they require an updated dimensioned plan that shows refuse store location and waste collection point associated with the unit.

At present, only the oil storage is showing on the submitted floor plans.

The proposal is therefore considered to adhere to policies DM1 and EN19 of the Core Strategy.

Flood Risk

The development is within Flood Zone 1.

The drainage strategy on site will remain unchanged from what is currently existing.

Manchester City Council's Flood Risk Management Team were consulted on the proposal. On the basis that the proposal results in no changes that increases the impermeable area, and that there are no drainage or below ground works proposed, the Flood Risk Management Team were satisfied that there were no Flood Risk concerns and that no conditions relating to Flood Risk needed to be attached to the decision.

The proposal is therefore considered to adhere to policy EN14 of the Core Strategy.

Land Contamination

The current or previous uses of the development site relating to rubber works suggest that the land may be affected by contamination. Land contamination can harm human health, soils, ecosystems, property, drinking waters supplies, groundwater and surface water.

The Environment Agency were consulted on this application and confirmed that in their view, the proposed development will be acceptable, if a planning condition is included requiring the submission and validation of a detailed land contamination management strategy for unsuspected contamination during the enabling, construction and/or development works.

An appropriate condition has been attached to this end, thereby ensuring that the development adheres to policies DM1 and EN18 of the Core Strategy and paragraph 187 of the National Planning Policy Framework.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 Manchester City Council as the Local Planning Authority on 04 July 2025:

- Location Plan

And with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 27 August 2025:

- Proposed GF Plan
- Waste Proforma
- Noise Impact Assessment

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a mechanics garage and body works shop, and for no other purposes within Class Sui Generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of amenity, the use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

4) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1, EN17, and EN18 of the Core Strategy.

5) a) Prior to the first use of the development, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

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 policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

6) Notwithstanding details submitted, the development hereby approved, prior to the first use of the development, a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate provision for the uplift in waste and that acceptable collection arrangements are in place, in the interests of public health and residential amenity, in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

7) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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

8) The premises shall not be open outside the following hours:

- Monday to Saturday 09:00 -18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

9) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) Follow the risk management framework provided in Land Contamination: Risk Management when dealing with land affected by contamination - https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed - https://claire.co.uk/projects-and-initiatives/nqms

Refer to the contaminated land pages on gov.uk for more information - https://www.gov.uk/government/collections/land-contamination-technical-guidance

2) The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site

investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permission for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3) All gated accesses (except fire exits) will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

4) Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Mining Remediation Authority

32 Colliery Street, Bradford, Manchester, M11 2AP
116 Clayton Lane, Manchester, M11 2AG
Flat 2, 24 Colliery Street, Bradford, Manchester, M11 2AP
Flat 1, 24 Colliery Street, Bradford, Manchester, M11 2AP
Top Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP
Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP
139 Clayton Lane, Manchester, M11 2AS
131 Clayton Lane, Manchester, M11 2AS
2 Ridings Street, Bradford, Manchester, M40 2BR
Unit 3, Former Polytech, Clayton Lane, Manchester, M11 2AG
Unit 3, Wilson Street, Beswick, Manchester, M11 2AZ
Unit 2, Wilson Street, Beswick, Manchester, M11 2AZ
Unit 1, Wilson Street, Beswick, Manchester, M11 2AZ
VAN PARTS LIMITED, Unit 4, Wilson Street, Beswick, Manchester, M11 2AZ
48 Colliery Street, Bradford, Manchester, M11 2AP
Unit 2, Former Polytech, Clayton Lane, Manchester, M11 2AG
Unit 1, Former Polytech, Clayton Lane, Manchester, M11 2AG
Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
124 Clayton Lane, Manchester, M11 2AG
120 Clayton Lane, Manchester, M11 2AG
137 Clayton Lane, Manchester, M11 2AS
135 Clayton Lane, Manchester, M11 2AS
133 Clayton Lane, Manchester, M11 2AS
129 Clayton Lane, Manchester, M11 2AS
6 Colliery Street, Bradford, Manchester, M11 2AP
50 Colliery Street, Bradford, Manchester, M11 2AP
40 Colliery Street, Bradford, Manchester, M11 2AP
26 Colliery Street, Bradford, Manchester, M11 2AP
12 Colliery Street, Bradford, Manchester, M11 2AP
127 Clayton Lane, Manchester, M11 2AS
44 Colliery Street, Bradford, Manchester, M11 2AP
38 Colliery Street, Bradford, Manchester, M11 2AP
2 Colliery Street, Bradford, Manchester, M11 2AP
10 Colliery Street, Bradford, Manchester, M11 2AP
Former Polytech, Clayton Lane, Manchester, M11 2AG
34 Colliery Street, Bradford, Manchester, M11 2AP
30 Colliery Street, Bradford, Manchester, M11 2AP
28 Colliery Street, Bradford, Manchester, M11 2AP
22 Colliery Street, Bradford, Manchester, M11 2AP
20 Colliery Street, Bradford, Manchester, M11 2AP
18 Colliery Street, Bradford, Manchester, M11 2AP
16 Colliery Street, Bradford, Manchester, M11 2AP
14 Colliery Street, Bradford, Manchester, M11 2AP
126 Clayton Lane, Manchester, M11 2AG

122 Clayton Lane, Manchester, M11 2AG
118 Clayton Lane, Manchester, M11 2AG
114 Clayton Lane, Manchester, M11 2AG
8 Colliery Street, Bradford, Manchester, M11 2AP
46 Colliery Street, Bradford, Manchester, M11 2AP
42 Colliery Street, Bradford, Manchester, M11 2AP
4 Colliery Street, Bradford, Manchester, M11 2AP

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
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 (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL