

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144311/NMC/2025

Date registered valid: 20 October 2025

Proposal: Non material amendment to planning permission 137346/FO/2023 to make alterations to the site layout including removal of covered walkway, alteration to building height and core together with elevational alterations. ,

Address: Land At Poland Street, Manchester

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Ian Knight Manchester Life Development Company 3 Limited

Agent (if any): Mrs Sarah Campbell PRP Architects

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
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Recommendation: Approve

Date of recommendation: 20 November 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

The site is 0.79 hectares and bounded by Naval Street, Poland Street, Jersey Street and Radium Street. It comprises hardstanding and warehouse buildings with a section of permitter wall to Jersey Street. Ancoats is characterised by medium to high density residential developments, with ground floor commercial uses, either in new buildings or conversions.

The Poland Street area contains low rise industrial buildings and older buildings occupied by businesses. The site is surrounded by industrial uses and Ancoats Green. Cotton Field Park, New Islington Marina New Islington Free School and the Medical Centre provide essential amenities.

The site is in the Ancoats conservation area and the following listed buildings or structures are within a 250 metres: Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Little Mill (Grade II), Union Street Bridge (Grade II), Victoria Square (Grade II), former Warehouse and office of Old Mill, Decker Mill and New Mill (Grade II), Decker Mill Old Mill (Grade II*), Former Church of St Peter (Grade II), Rochdale Canal retaining wall on the south side of Redhill Street west of Union Street Bridge (Grade II), Sedgwick Mill (Grade II), Paragon Mill (Grade II*) and Royal Mill (Grade II*). There are archaeological remains.

The site is in Flood Zone 1 and a critical drainage area. The Air Quality Management Area (AQMA) is approximately 112 metres to the north along Oldham Road. Traffic associated with the development is likely to use roads in the AQMA and this is considered in detail in the report including the impact on residents, businesses and local schools.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

Description of development

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Consultations & Notification Responses

N/A

Issues

The proposed changes can be summarised as follows:

- Building Height alterations;
- Core 1 extension to roof on level 9;
- Covered walkway;
- Makers Spaces;
- Façades Adjustments;
- Window Height adjustments due to terrain and adjacent roof;
- Window transom height adjustment;
- Double openable window to achieve purge ventilation;
- Brick Detailing
- Mortar Colour;
- Changes to Decorative Brickwork to Jersey Street Entrances;
- Adjustments to the Plans
- Ground floor layout changes
- Changes to Cores
- Compliance with Approved Document M

Each change is considered below:

Building Height alterations

The consented design was based on a typical floor-to-floor height of 3,075 mm.

The proposed design seeks to slightly reduce the overall building height by decreasing the typical floor-to-floor height to 3,000 mm.

This would be a negligible change would not materially alter the appearance of the building.

Core 1 extension to roof on level 9

The small shaft adjacent to the stair overrun must extend 500 mm above the roof level due to technical requirements.

To reduce the visual impact, the walls have been clad in zinc, allowing them to complement the building's existing material palette.

Views have been tested and it has been determined that there would be no material impact on the appearance of the building or within key views within the conservation area.

Covered walkway

The curtain walling has been removed from the walkway corridor linking the two blocks on Jersey and Naval Street. The walkway will be retained as a separate external structure with a solid roof, maintaining connectivity between the two residential blocks. Additionally, a railing and gate will be installed at the rear of the private makers' units to provide a secure boundary to the private gardens.

Whilst this would result in the loss of feature from within the site but as this is internal to the site it would have no material impact on the appearance and setting of the development.

Makers Spaces

Minor adjustment to reduce the roof pitch and overall ridge height. These are modest changes and will not impact on the appearance of the units overall.

Façades Adjustments

To achieve the required thermal performance standards, the roof build-up depths have been increased, resulting in a corresponding rise in window cill levels at the ground, and second floors where they interface with set-back roofs.

Additionally, detailed surveys of the surrounding terrain and adjacent roads revealed conflicts between the consented design's window locations and the existing topography.

To resolve these issues, smaller windows have been introduced.

This would be a negligible change would not materially alter the appearance of the building.

Window Height adjustments due to terrain and adjacent roof

Changes in the building regulations has result in changes to the transom position to avoid the risk of falling out of the window.

This would be a negligible change would not materially alter the appearance of the building.

Window transom height adjustment

There has been an alteration to the transom position to respond to the building regulations.

This would be a negligible change would not materially alter the appearance of the building.

Double openable window to achieve purge ventilation

Windows updated to double openable sashes to meet purge ventilation requirements. Windows modified for aesthetic consistency with those requiring double openable sashes

This would be a negligible change would not materially alter the appearance of the building

Brick Detailing

The consented design included a 20mm projecting brick detail. However, projections of this depth can lead to technical issues, particularly in relation to water management and long-term durability. Deep projections are more susceptible to water accumulation and increased exposure to driving rain, which can result in water ingress, staining, frost damage, and accelerated deterioration of mortar joints.

To address these concerns and improve weathering performance, the projection has been reduced to 12mm maintaining the intended architectural detail while mitigating the risk of moisture-related issues.

This would be a negligible change would not materially alter the appearance of the building. It would retain the design aesthetic and quality that was approved as part of the proposal.

Mortar Colour

There is a slight change to mortar colour to respond to changes in manufacturing processes.

This would be a negligible change would not materially alter the appearance of the building

Changes to Decorative Brickwork to Jersey Street Entrances

Due to structural limitations the Flemish bond hit and miss pattern has been amended to a stretcher bond hit and miss pattern to allow for cross bed reinforcement in alternative courses.

This would be a negligible change would not materially alter the appearance of the building

Adjustments to the Plans

Due to MEP design development from Stage 3, the orientation of the Generator Room needed to rotate 90 degrees to accommodate two large louvres on the external façade. This change necessitated a reconfiguration of the back-of-house areas along the Naval Street façade. Specifically, the substation, LV switch room, and refuse store were shifted to the right, and the comms store was relocated to the cycle store.

This would be a negligible change would not materially alter the appearance of the building

Ground floor layout changes and Changes to Cores

The proposal will require updates to the cores to reflect building regulations. This is acceptable.

Compliance with Approved Document M

Enhanced accessibility has been provided within 2 apartments that have been designed to meet the more advanced M4(3)(a) standard, providing wheelchair user dwellings that can be easily adapted for full wheelchair accessibility if required.

This change is an improvement on the scheme and is 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 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

Condition(s) to be attached to decision for approval

1) The proposed seeks to make alterations to the site layout including removal of covered walkway, alteration to building height and core together with elevational alterations.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- 0023000 Rev P02, 0023001 Rev P02, 0023002 Rev P02, 0023003 Rev P02, 0023004 Rev P02, 0023005 Rev P02, 0023006 Rev P02, 0023007 Rev P02, 0023008 Rev P02, 0023009 Rev P02, 0023010 Rev P02, 0024000 Rev P02, 0024001 Rev P02, 0026000 Rev P02, 0026001 Rev P02, 0026002 Rev P02, 022000 Rev P02 and 0220003 Rev P02

Design changes document

Received by the City Council, as Local Planning Authority on the 20 October 2025

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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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 - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Ancoats Conservation Area 1989

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) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL