

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144202/NMC/2025

Date registered valid: 6 October 2025

Proposal: Non material amendments to planning permission 137841/FO/2023 to amend landscaping scheme.

Address: Land At Downley Drive, Manchester, M4 6BW,

Ward(s): Ancoats & Beswick Ward

Applicant: Mr James Tait Great Places Housing Group

Agent (if any): Mr Patrick Boyd Buttress

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 03/11/2025

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 application relates to the five storey apartment building currently under construction at land to the north of Downley Drive and to the south of the Rochdale Canal. Said building was approved under planning permission 137841/FO/2023. The building when completed will feature 53no residential apartments, a surface car park and soft landscaping measures. Site levels along Downley Drive vary, with a notable drop between the application site and canal towpath, as well as to the property's carpark.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site sits within the neighbourhood of New Islington, an area that has been subject to extensive regeneration works, seeing the erection of new terrace housing and apartment blocks. Older terrace post-war buildings are located to the south and east of the site along Woodward Street and Danesdale Drive. The Rochdale Canal borders the site to the north and is flanked by green infrastructure, which includes multiple mature trees. A public towpath follows the southern side of the river and runs along the northern boundary of the site.

Description of development

The proposal seeks a non-material amendment to planning permission 137841/FO/2023 that would see minor landscaping alterations to account for variations in site levels.

The proposed amendments would see the introduction of an inward opening gate to canal elevation; introduction of 2no paved accesses through the application site's approved car park; introduction of retaining walls to account for site level changes along car park and canal elevations; and minor remodelling of public realm to the north to reflect on site conditions.

Proposed retaining walls would be completed in brick and railings to match that of the host building and previously approved boundary treatments. The proposed gate to the property's canal elevation would open inwards away from the public towpath.

Planning History

A high number of planning applications are on record for the application site, the most relevant of which are shown below:

137841/FO/2023 - Erection of 5 storey building to form 52 residential apartments (Use Class C3a), with associated car and cycle parking provision, hard and soft landscaping, boundary treatment, access, servicing, and other associated works – Approved March 2024.

137803/NMC/2023 - Non material amendment to planning permission referenced 133099/JO/2022 to amend conditions 2,, 4, 5, 6, 7, 9, 10, 13, 14, 15, 16, 17, 19, 22, 23, 26, 28, 34, 35 and 36 to reflect details which have been discharged together with the introduction of a phasing condition – Approved August 2023.

136557/NMC/2023 - Non material amendment to planning permission 130390/FO/2021 to omit ground floor WC windows to townhouses, reduction in window reveals (rear elevations only, omission of cills, omission of upper level windows facing alleyways, introduction of upper level widows on outward facing facades, alterations to front door design, increase in height of dormer parapets and addition of rooflights and alterations to the mortar colour – Approved March 2023.

133099/JO/2022 - Variation of condition 2 (specified plans) and 15 (landscaping) attached to planning permission referenced 130390/FO/2021 to allow amendments to layout including incorporation of public realm into the domestic curtilage of 17 Kingham Drive together with alteration to boundary treatment and amendment to landscaping scheme including removal of a tree – Approved April 2022.

130390/FO/2021 - Erection of 23, 3 storey dwellinghouses (Use Class C3a) and the erection of a 4 storey building to form 45 residential apartments (Use Class C3a) (68 new homes in total) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works – Approved July 2021.

Consultations & Notification Responses

Not applicable

Issues

The proposed alterations would see minor amendments to the property's hard landscaping layout, with the creation of retaining walls to account for site level changes, rather than a gentle slope. Minor access arrangements are also proposed with gated access points to the site's canal elevation being proposed. Considering that these minor amendments would be completed using

identical materials to that already approved, thereby seamlessly tying in with the other hard landscaping on site. Considered collectively, the proposed alterations would not result in an overly perceivable change in the appearance of the application site when compared to that of what was previously approved. On this basis the proposed change is considered to be acceptable and is considered to be non-material in nature. The application is therefore recommended for approval.

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

Conditions to be attached to decision for approval

1) The proposed seeks to amend condition 2 (Specified Plans), condition 15 (Boundary Treatments) and condition 18 (Landscaping Scheme) in order to allow for hard and soft landscaping alterations to account for site level changes and on site conditions.

2) New Plans

- o 1907/C/02 Revision G: Apartment Detail Planting and Hard Surfaces
- o 1907/C/03 A Revision L: Boundary Treatments Key Plan
- o 1907/C/04 Revision H: Apartment Hard Surfaces and Levels Plan
- o 1907/C/112 Revision C: Canal Side-ramped Access and Boundary (Received 30/10/2025)
- o 1907/C/113 Revision A: Stone Benches Detail (Received 06/10/22025)
- o 1907/C/114: Retaining Wall Sections and Details (Received 06/10/2025)
- o 3D Canal View (Received 29/10/2025)
- o 3D Carpark View (Received 29/10/2025)

All stamped as received by the City Council as Local Planning Authority on the 20/10/2025, unless specified otherwise.

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 are 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.

15) New Landscaping Plans

- o 1907/C/02 Revision G: Apartment Detail Planting and Hard Surfaces
- o 1907/C/03 A Revision L: Boundary Treatments Key Plan
- o 1907/C/04 Revision H: Apartment Hard Surfaces and Levels Plan
- o 1907/C/112 Revision C: Canal Side-ramped Access and Boundary (Received 30/10/2025)
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Appendix 1 – List of consultees & neighbours notified

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) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA