

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145540/JO/2026

Date registered valid: 26 March 2026

Proposal: Variation of Condition 3 (specified plans) attached to Planning Permission 127962/FO/2020 to allow alterations to design of front elevation.

Address: Land Adjacent to Former 804 Oldham Road, Manchester

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Gary Armstrong, Armstrong Construction

Agent (if any): Mr Mark Hobson, MRH Planning Services

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 May 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 8 May 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 April 2026 Expired: 1 May 2026

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 site relates to a brownfield development site relating to the host permission to which the variation sought relates and is presently occupied by a steel portal frame in connection with the proposed two storey showroom. The remainder of the site comprises overgrown vegetation. The site is enclosed by metal, security fencing.



The site lies on the fringe of industrial estate on the main Oldham Road frontage and is neighbourhood to the rear by a host of single storey and double height, prefabricated warehouses.

Immediately to the north is another area of previously developed, vacant land at the corner of Oldham Road and Grimshaw Lane. To the south on the other side of Ridings Street is a two

storey, brick-built building occupied by a stone castings company. A short distance to the north on the opposite side of Grimshaw Lane is a three storey, office building.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site lies on the edge of an industrial estate along main north/south arterial route of Oldham Road which links Oldham to Manchester city centre. The road itself provides two lanes of traffic in both directions. Ridings Street which provides access to the rear service area also provides access to the industrial estate (Central Park) beyond. There are no parking restrictions in place along this road.

The immediate area is largely commercial in context and comprises of factories, warehouses and office buildings.

Description of development

Variation of Condition 3 (specified plans) attached to planning permission referenced 127962/FO/2020 which allowed for the erection of a two-storey building to form a furniture showroom with ancillary storage (sui generis) together with associated parking and landscaping at the corner of Oldham Road and Ridings Street. In this case, it proposed to amend the appearance of the front, street facing elevation only.

The steel frame for the building has been in place since 2023 with the development stalling since then. The applicant considers the previous elevational design outdated and wishes to amend the design to that now proposed.

The approved drawings indicate six window openings on the front elevation of the showroom building. It is proposed to replace these with a centrally positioned, full-height feature window/door, to be finished in black aluminium, along with the removal of the fascia sign.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Planning History

127962/FO/2020

Erection of a two-storey building comprising showroom, with ancillary offices and storage (sui generis), with external yard area and boundary treatment. *Approved 5 April 2022.*

115222/FO/2017

Erection of a three-storey building comprising showroom, with ancillary offices and storage (Sui Generis Use), with external yard area and boundary treatment. *Approved 25 May 2017.*

099238/REP/2012/N1

Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation. For the erection of a three-storey office building as previously approved under ref 087711/F. *Approved 25 June 2012.*

098586/DEM/2012/N1

Prior Approval Application for the demolition of a 2 storey shop premises. *Approved 23 March 2012.*

087711/FO/2008/N1

Erection of a three-storey office building (Class B1) following the demolition of the existing building including loading/parking bay and new vehicular access off Ridings Street. *Approved 27 May 2009.*

Policy

The following policy and guidance is considered relevant to the consideration of this application;

- Saved policies DC26 and E3.3 of the Unitary Development Plan;
- Policies DM1, EC1, EC3, SP1, T2, EN14, EN16-19 of the Manchester Core Strategy;
- Places for Everyone Joint Development Plan
- The Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF), including Consultation draft, December 2025.

Issues

Principle

The principle of the proposed development has previously been established via the granting of the host permission.

The only matter requiring consideration in this case is the impact of the proposed changes to the elevation. Given the nature of the alterations, they are considered to be in keeping with the design and character of both the host building and the surrounding street scene.

The proposal would ultimately result in the regeneration of an unsightly, previously developed vacant site and support an employment generating use along a key radial route within a predominantly commercial area.

Design and Visual Amenity

The proposed alterations to the building frontage involve the introduction of centrally positioned, full height glazed elements extending across each floor, creating a more contemporary and visually prominent façade.

The surrounding street scene is varied in its architectural form and character, lacking a uniform or consistent style. In this context, the proposed changes are considered to be sympathetic to the appearance of the host building and would not appear incongruous within a setting located on the edge of an industrial estate and within a wider area of mixed character.

As such, the development is considered to accord with the aforementioned relevant policy and guidance.

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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 5 April 2025.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall only be implemented in accordance with the following external materials, received by the City Council as Local Planning Authority on 31 October 2023, as agreed as part or discharge of condition application referenced CDN/23/0737:

Meta-Slate Plus roofing system;
Reaburn red multi facing brick;
Black aluminium window frames;

Dark black-grey mortar (Marshall M12 PM96).

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.

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

Location Plan and drawing referenced GDA/01, received by the City Council as Local Planning Authority on 26 March 2026.

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.

4) The development hereby approved shall only be implemented in accordance with the details contained within the Construction and Environmental Management Plan received by the City Council as Local Planning Authority on 22 July 2022, as agreed as part of discharge of condition application referenced CDN/22/0500.

Reason - To safeguard the amenities of nearby occupiers, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

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

07.00 to 18.00 hrs Monday to Saturday
At no time on Sundays and Bank Holidays

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 Manchester Core Strategy.

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

07.30 to 20.00 Monday to Saturday.
No Deliveries, servicing and all collections, including waste collections shall take place on Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

7) The development hereby approved shall only operate in accordance with the operational/servicing statement outlined within the covering letter received by the City Council as Local Planning Authority on 26 July 2022, as agreed as part of discharge of condition application referenced CDN/22/0500.

Reason - In the interests of highway safety and to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

8) The development hereby approved shall only be implemented in accordance with submitted waste management strategy and management plan received by the City Council on 10 September 2020 and 9 November 2020, together with the details of the bin store location shown

on drawing referenced GDA/01/B, received by the City Council as Local Planning Authority on 21 March 2022.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) The operation of the use and the sales/distribution strategy of the use hereby approved shall be carried out strictly in accordance with the details contained within the submitted Management Plan received by the City Council as Local Planning Authority on 10 September 2020. For the avoidance of doubt, patrons and customers of the approved use shall enter the premises by appointment only. The agreed details shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of highway safety and to ensure adequate car parking provision, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

10) The development hereby approved shall only be implemented in accordance with the boundary treatment received by the City Council as Local Planning Authority on 23 June 2023 and the gate location shown on approved drawing referenced GDA/01B, as agreed as part of discharge of condition application referenced CDN/23/0421.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

11) The development hereby approved shall only be implemented in accordance with the roller shutters specification (Rs7502 Industrial Steel Security Rated Roller Shutters - black colour), received by the City Council as Local Planning Authority on 23 June 2023, as agreed as part of discharge of condition application referenced CDN/23/0421.

Reason - In the interests of visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

12) The development hereby approved shall be implemented only in accordance with the Preliminary Risk Assessment produced by The Arley Consulting Company Ltd (Ref: 20931/1), dated October 2020 and received on 27 June 2023, and the gas membrane details provided by MRH Planning Services on 20 July 2023, as approved through discharge of condition application referenced CDN/23/0421.

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 and SP1 of the Manchester Core Strategy.

13) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

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 before the development is occupied, 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 (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local

planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised 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 and SP1 of the Manchester Core Strategy.

14) The development hereby approved shall only be implemented in accordance with the following surface water drainage details, as agreed as part of discharge of condition application referenced CDN/23/0421:

Drawing referenced 001 (proposed drainage plan), received by the City Council as Local Planning Authority on 19 September 2023;

Drainage calculations produced by Holdgate Consulting, received by the City Council as Local Planning Authority on 19 September 2023;

Timescale and Maintenance of Works document, received by the City Council as Local Planning Authority on 19 September 2023;

United Utilities response dated 16 June 2023, received by the City Council as Local Planning Authority on 19 September 2023;

E-mail from Holdgate Consulting dated 19 September 2023;

Drawing referenced D02/PO1 (typical drainage details) received by the City Council as Local Planning Authority on 23 June 2023.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy.

15) The development hereby approved shall only be implemented in accordance with the cycle storage details shown on drawing referenced GDA/01/B and accompanying photograph of the cycle store, received by the City Council as Local Planning Authority on 26 July 2022, as agreed as part of discharge of condition application referenced CDN/22/0500.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

16) The development hereby approved shall be fully implemented in accordance with the measures detailed at Section 4.0 of the submitted Crime Impact Statement (Ref: 2008/1205/CIS/01 - Version A - 27/22/2020 received by the City Council as Local Planning Authority on 29 June 2021.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

17) The development hereby approved shall only be implemented in accordance with the following electric vehicle charging details, agreed as part of discharge of condition application referenced CDN/23/0421:

Electric vehicle charging point specification (Rolec Secureicharge: EV Superfast Type 2 Mode 3 Charging Socket) as shown on the approved site location drawing referenced GDA/01B, received by the City Council as Local Planning Authority on 23 June 2023.

Reason - In the interests of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

18) The development hereby approved shall be carried out in accordance with details contained with the Environmental Standards Statement produced by Element Sustainability (Ref: REF: 2021.243) and Energy Statement produced by Bridgewater Energy Ltd (Ref: C1703) received by the City Council as Local Planning Authority on 24 November 2021 and 30 November 2021 respectively. A post construction review certificate/statement shall be submitted for approval prior to first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

19) The development hereby approved shall only operate in accordance with submitted Travel Plan received by the City Council as Local Planning Authority on 26 July 2022, as agreed as part of discharge of condition application referenced CDN/22/0500.

The agreed Travel Plan 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, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy and the Guide to Development in Manchester SPD (2007).

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the floorspace shall not be further subdivided to form additional units.

Reason - To prevent an over-intensive use of the site, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

21) For the avoidance of doubt, the development hereby approved shall be used as showroom with ancillary offices (sui generis) only and shall not be used for any other use.

Reason - To prevent an over intensive use of the building and to ensure development is appropriately sited, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

800 Oldham Road, Manchester, M40 2AB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change of Use from Class C3 To Class C4

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3

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) -

Area Team Boundary - Name: NORTH AREA