MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-000517
Application type:	Non-Material Amendment
Proposal:	Non Material Amendment to vary of condition 2f (Specified Plans and Drawings) attached to application ref no 137779/FO/2023 in order to update the Operational Management Strategy.
Site address:	Base Greenheys Lane Science Park Manchester M15 6LR
Ward(s):	Hulme
Date application valid:	29 May 2026
Applicant name:	Bruntwood SciTech Limited
Agent (if any):	Mr Michael Percival
Case officer:	Jack Naven
Recommendation:	Approve
Date of recommendation:	15 June 2026

Description of site, building and/or area

This application Site comprises the Base Building which is located on Greenheys Lane within Manchester Science Park. The building was approved under planning permission ref: 125018/FO/2019 in October 2019 and completed construction in July 2022.

The building is not within a conservation area and is not listed.

The building is a five-storey building comprising offices (Use Class E) and ancillary workshop and maker space and mechanical plant. It also has associated disabled car and cycle parking and landscaping. The Base building was developed with the aim to provide occupiers with high-quality space without the premium associated with City Centre letting costs. It was also specifically designed to enable the flexibility to accommodate larger occupants, should the interest be identified.

In 2023 consent was granted under application ref no 137779/FO/2023 for a change of use of makerspace units 3 and 4 at ground floor and makerspace units OM.04 and OM.03 and office space at mezzanine level at the Base Building from office use (Use Class E) to a flexible use comprising Use Class E (Office) and Use Class F1a (Education).

Description of Development

The proposal seeks a Non-Material Amendment to vary condition 2f (Specified Plans and Drawings) attached to application ref no 137779/FO/2023 in order to update the Operational Management Strategy.

Relevant planning history

137779/FO/2023 - Change of use of makerspace units 3 and 4 at ground floor and makerspace units OM.04 and OM.03 and office space at mezzanine level at the Base Building from office use (Use Class E) to a flexible use comprising Use Class E (Office) and Use Class F.1a (Education).
Approved September 2023.

138713/JO/2023 - Variation of conditions 3 (Permitted Uses) 4 (Opening Hours), 6 (Acoustics Plant) 8 (Acoustics Verification Plant) (Acoustic Verification) and 9 (External Areas Hours) attached to application ref no 137779/FO/2023.
Approved March 2024.

Consultation, notification and publicity responses

Not applicable.

Assessment

The original intention of the condition was to ensure that the approved development was carried out in compliance with certain approved documents and drawings.

The amendment solely updates the name of the occupier within the Operational Management Strategy referenced in condition 2(f). It does not alter the fundamental nature, scale, design, or external appearance of the approved development.

The original planning permission (137779/FO/2023) established a flexible use comprising Use Class E (Office) and Use Class F.1a (Education). The London College of Accountancy (LCA) continues to operate within the F.1a (Education) use class, which is consistent with the approved flexible use.

The updated Operational Management Strategy for LCA would not introduce any new material planning considerations. The occupier is not seeking changes to approved operational hours or travel strategy, and noise impacts associated with LCA are anticipated equal to those approved for MIAH (Manchester Innovation Activities Hub).

The change is primarily an administrative update to reflect the current operational reality and ensure the correct document is referenced for compliance purposes. It does not undermine the original intent of the condition, which is to ensure appropriate operational management.

Following an assessment of the details submitted, the City Council can confirm that the proposed amendment is 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.

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**

Reasons for approval

1) The proposal seeks to amend Condition 2f (Specified Plans and Drawings) attached to application ref no 137779/FO/2023 in order to update the approved Operational Management Strategy as Condition 2(f) of the decision notice for 138713/JO/2023 specifically references the "Operational Management Strategy by MIAH 31-07-23", which needs to be updated to align with the occupier, London College of Accounting (LCA). Following an assessment of the details submitted, I can confirm that the proposed amendment is 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.

Conditions attached to this decision

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

(a) Site Location plan drawing 0237-BA-BAR-01-XX-DR-A-05-0501 stamped as received on 04-08-23;
(b) Drawing JP100907-001-0B001-XX-DR-A-0104 and JP100907-001-B001-DR-A-0105 stamped as received on 04-08-23;
(c) Waste Management Strategy dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023 and Waste Management Strategy note prepared by Curtins dated 19 August 2022 received by the City Council as local planning authority on 6 March 2023;
(d) Acoustic Design Note, 27 July 2023 - prepared by Stroma submitted with and discharged under application ref no CDN/22/0144);
(e) External Plant Noise Assessment, prepared by Stroma (submitted with and discharged under application ref no CDN/22/0144); and
(f) Operational Management Strategy by LCA dated 21 May 2026

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.