

Planning

Delegated Officer Report

Summary of application details

Application reference:	145401/JO/2026
Application type:	Removal/variation of conditions
Proposal:	Variation of Condition 10 (specified plans) attached to Planning Permission referenced 073282/FO/2004/S1 to allow changes to external materials for fire performance standards.
Site address:	40 - 198 The Boulevard Manchester M20 2EU
Ward(s):	Didsbury West
Date application valid:	19 March 2026
Applicant name:	
Agent (if any):	MR James Davies
Case officer:	Robert Griffin
Recommendation:	Approve
Date of recommendation:	15 June 2026

Description of site, building and/or area

The application building is a part 4, part 6 storey residential apartment block constructed in the mid 2000s as part of the wider redevelopment of the former site of the Withington Hospital site. The building has a variety of external material finishes including brick, timber and aluminium cladding and render finishes. The building is set behind a secure railing and brick wall boundary with access to a rear car parking area and communal bin stores from The Boulevard via access gates.

The wider redeveloped area comprises apartment buildings some of which have ground floor commercial units, together with office buildings, a secondary school and more domestic scale residential houses further to the south-east. Princess Road lies to the west with the Withington Metrolink stop a 5 minute walk from the site to the north-west.

Description of development

The application proposals relate to the proposed replacement of elements of the external materials to the building including replacement of the majority of the timber and aluminium cladding for fibre cement weather board and non-combustible aluminium cladding. In order to agree these changes the applicant has submitted to vary condition 10 (specified plans) from the original planning approval to detail proposed new external material finishes.

It is understood that the fibre cement board has been chosen for its non-combustible properties and as indicated within the submission information the chosen colour has an appearance that replicates the natural timber currently in situ. The fibre cement weather board panels are slightly deeper than the timber panels being replaced and would be laid with an overlap so having a differing external finish to the timber cladding which is tongue and groove and a flat finish. The non-combustible aluminium cladding would have a grey finish to reflect the finish currently in place. There are no proposed alterations or other changes proposed to the building as part of the application.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Site notices were posted and letters sent to nearby neighbours, no responses were received in relation to this notification process.

Notifications and publicity

Negotiations

Further details were requested from the applicants agent with regards to the proposed corner finishes to the fibre cement cladding boards and drawings of these details were subsequently provided.

Relevant policies

Policy Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The relevant adopted Development Plan Documents ('DPD') for the area include:

- Places for Everyone ('PfE') Joint Development Plan Document (2024)
- Manchester Core Strategy 2012-2027 (2012)
- Saved Policies of the Manchester Unitary Development Plan ('UDP') (1995)

Core Strategy (2012) The Core Strategy 2012 - 2027 was adopted on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. The following policies are relevant to the proposal:

Policy SP 1 Spatial Principles

Policy EN 1 Design Principles and Strategic Character Areas

Policy EN3 Heritage

Policy DM1 Development Management

Saved UDP policy

Saved Policies of the Manchester Unitary Development Plan ('UDP') (1995) - The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council on 21 July 1995 as the statutory document which set out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications. The following extant policy are relevant to the proposal:

- Policy E3.3 - The Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

National Planning Policy Framework ('NPPF') (2024) The revised National Planning Policy Framework ("NPPF") was published in December 2024. The NPPF sets out the Government's planning policies and guidance and how this is to be applied. The NPPF is a material consideration in the determination of planning applications. Paragraphs 11, 39, 131, and 135, are considered of relevance.

Assessment

The proposals relate to proposed amendments to two external material finishes to a previously approved and developed apartment building. The applicant has provided details of these materials, finishes and how they are to be attached to the building, the general principle of the proposed changes are considered to be acceptable subject to further consideration of the visual impact of the proposed changes.

Visual Amenity - The proposals seek to replace elements of natural timber cladding from the existing building replacement with a fibre-cement weatherboard material. The applicant has provided details of the finishes of this board including its colour and the way in which the board is to be arranged on the building. The newer board would be seen against some elements of natural timber finish that is to be retained and whilst the arrangements of the proposed boards differs from the existing natural timber it is not considered that the introduction of an overlapped board finish would give rise to significant visual impacts given the similar visual appearance of the textured finish and colour of the proposed weatherboard and the hidden fixings of the boards.



Existing and proposed profiles of the timber and weatherboard cladding and existing and proposed finishes

The proposed aluminium cladding would be finished in grey to reflect the existing finish and the information provided by the applicant indicates that the finish would be a visual match to the existing aluminium cladding.

The proposed works are considered to be acceptable and sufficient information has been provided to indicate that the proposed materials would have a similar appearance to those being replaced although it is acknowledged the weatherboard is of a panel and fixing arrangement that differs from the existing natural timber. These differences are considered to be minimal with the overall finish being considered to be acceptable and not give rise to unacceptable visual amenity impacts.

Impacts on designated Heritage Assets - The application site is not located within a conservation area and there are no listed buildings immediately adjacent the site. The closest being Grade II buildings associated with the former Withington Hospital located to the south-east and the grade II listed Cavendish Road primary school, building to the east. The Southern Cemetery Grade II registered park is located on the opposite side of Princess Road to the south-west which contains a number of grade II listed Chapel, Lodge and Register Office buildings. Given intervening buildings, and other structures common in a dense urban area the proposed elevational changes to materials at the application building are not considered to give rise to harm to these designated heritage assets.

Other matters - There would be some construction disruption whilst works took place however, the works would be for a temporary period and are not considered to be significant.

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.

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Conclusion

The proposals are considered to be acceptable and not give rise to unacceptable impacts and can be approved. In this instance as the application seeks to vary the specified plans condition to a development that is in situ and has been completed for over 10 years the proposed conditions reflect this position.

Article 35 Declaration

The application has been determined in a positive and proactive manner, the applicant was requested to provide some additional detail during the course of the application which was duly received and a recommendation has been made within statutory timescales.

Recommendation: Approve

Conditions attached to this decision

- 1) The car parking indicated on the approved plans shall be available at all times whilst the site is occupied.

Reason To ensure that there is adequate car parking for the development proposed when the building is occupied pursuant to policy DM1 and T1 of the Core Strategy.

- 2) The development hereby approved shall be carried out in accordance with the following

drawings numbered P-5(04)100 Rev. D; 101 Rev. B; 400 Rev E; P-5(05)001 Rev. D; 002 Rev. C; 003; 401 Rev.A; 402; P-5(97)001; 002; 1130/5 001; 002; 003;004; and stamped as received by the Local Planning Authority on 16th September 2005; 2524/0.2 date stamped 5th November 2004; and P-5(04)400 Rev.M and 2524/0.1 Rev.A date stamped 18th November 2004

And external material finishes as set out on drawing references:

4187-PHS-ZZ-Z-DR-A-21004 Rev P04 'Proposed Elevations Sheet 1 of 3'

4187-PHS-ZZ-ZZ-DR-A-21005 Rev P04 'Proposed Elevations Sheet 2 of 3'

4187-PHS-ZZ-ZZ-DR-A-21006 Rev P04

Valcan Vitradual Specification Sheet

Valcan Evverlap Specification Sheet

Applicants External Materials document

All received by the City Council as local planning authority on the 11th March 2026

3187-PHS-ZZ-ZZ-DR-A-25-25013 Rev P01 Valcan Evverlap Horizontal Lap Typical Section Details

4187-PHS-ZZ-ZZ-DR-A-25012 Rev P02 Valcan Evverlap Horizontal Lap Typical Plan Details

Both as received by the City Council as local planning authority on the 15th June 2026

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the Core Strategy and saved UDP policy E3.3.

