MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-000816
Application type:	Non-Material Amendment
Proposal:	Non-material amendment to 142764/FO/2025 for elevational alterations to windows.
Site address:	23 Radium Street Manchester M4 6AY
Ward(s):	Ancoats & Beswick
Date application valid:	26 June 2026
Applicant name:	Shimla Enterprises Ltd
Agent (if any):	Mr Mohamed Muse
Case officer:	James Bridgman
Recommendation:	Approve
Date of recommendation:	7 July 2026

Description of site, building and/or area

The applicant site refers to a three-storey former factory building located within the Ancoats Conservation Area. The building is currently occupied by commercial uses and is constructed of reinforced concrete with brown and red brickwork set under a flat roof concealed by a parapet.

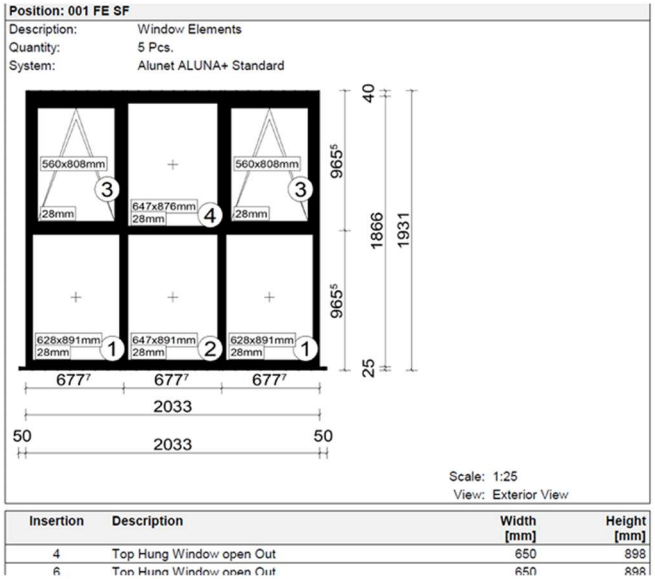
The immediate context reflects Ancoats' historic industrial character with listed buildings sited close to the applicant site. These include Grade II* Beehive Mill directly opposite, and the Grade II Little Mill located to the south of the site on Jersey Street. The nearest residential properties are located within Beehive Mill.

The site is bounded by the site and rear by the Phoenix Ironworks development site that was approved for a part 5, part 10 storey residential led scheme. The surrounding area has undergone significant regeneration, with an increase in residential uses through a mix of converted mills and new developments. There are also bars, restaurants and commercial uses

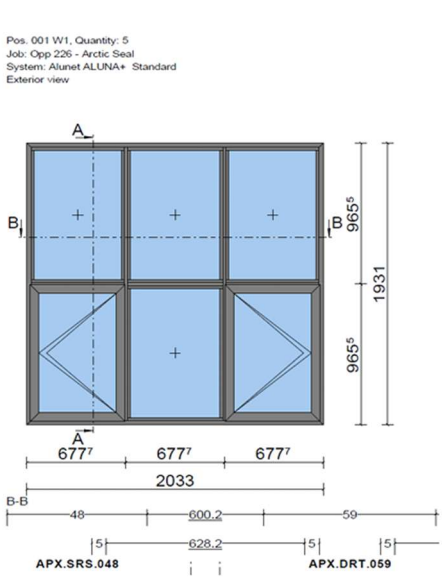
Description of development

Non-material amendment is sought to make elevational alterations to the windows attached to planning permission 142764/FO/2025.

The approved windows have a top hung configuration which is not reachable by occupiers due to existing floor levels. The configuration would be altered to side hung outward opening windows. A comparison example is shown below:







Condition 4 relating to windows details approved under CDN/25/1039 would be amended to reflect the changes to the configuration. The approved window specification including the dimensions of framing would remain unchanged from what was approved.

Relevant planning history

142764/FO/2025 - Installation of a retractable glass rooftop extension to form ancillary outdoor terrace and replacement of existing windows. Decision: Approved with Conditions 21 August 2025

CDN/25/1039 - Discharge of condition 4 (Window Materials) in relation to planning application 142764/FO/2025. Decision: Approved 12 November 2025

Consultation, notification and publicity responses

Consultations

N/A

Notifications and publicity

N/A

Assessment

The applicant is seeking to agree amendments to the configuration of the windows. These amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority.

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

The proposed seeks to alter the configuration of the approved windows under condition 4 attached to Planning Permission 142764/FO/2025 and 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 material alterations to the planning approval.

Amendments to conditions attached to 142764/FO/2025

The windows hereby approved shall be implemented in accordance with the side hung outward opening windows as shown within Drawing Window Plans x16 received by the City Council as Local Planning Authority on 26 June 2026. This includes the following details:

- Side hung outward openable windows
- Window Specification: Alunet ALUNA+ Standard
- Outer frame is 29mm
- Opening sash is 50mm
- Total visible profile is 79mm (including frame and openable sash)

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 Core Strategy.