MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145676/FO/2026
Application type:	Full planning permission
Proposal:	Erection of an external bin store.
Site address:	Land to the North West of Kingston House Towers Business Park Wilmslow Road Manchester
Ward(s):	Didsbury East
Date application valid:	14 April 2026
Applicant name:	KW Towers Ltd
Agent (if any):	Sophie Lanczak
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	11 June 2026

Description of site, building and/or area

The application site relates to an area of soft landscaping adjacent to the car parking area of Kingston House, an office building located within Towers Business Park, Didsbury. It is located in the northwest corner of the business park, which contains 9no. office buildings, with associated car parking and landscaped parkland.

The site is bounded by a landscaped area and mature trees to the north and west; Kingston House to the east; and car parking to the south. Access to Tower Business Park is gained via Wilmslow Road, with the site accessible by an internal road. The site is approximately 7km South of Manchester City Centre and is 0.3km from East Didsbury Railway Station which provides frequent links into Manchester City Centre and to other major stations.

Situated within the Didsbury St James Conservation Area, the site is located in relative proximity to a number of listed buildings including the Grade II listed ‘Lodge to the Towers (Shirley Institute) and attached gate pier’ located to the east, Grade II* listed ‘the Towers (Shirley Institute)’ located to the south, and a number of Grade II listed residential properties located to the north and west.




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Description of development

The applicant is seeking planning permission for the “Erection of an external bin store”.

Consultation, notification and publicity responses

Local residents – no representations received.

Didsbury Civic Society - no representations received.

Highways response:

• The proposed storage unit extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

• The proposal does not introduce any changes to the existing vehicular access arrangements or internal circulation.

• Subject to appropriate siting as shown on the proposed plan, the storage unit will not obstruct vehicular manoeuvring, visibility, or pedestrian routes within the car park.

• The applicant form confirms that as part of the proposals no parking spaces will be lost.

Environmental Health – no response received.

Relevant policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions
- Policy DC18 – Conservation Areas

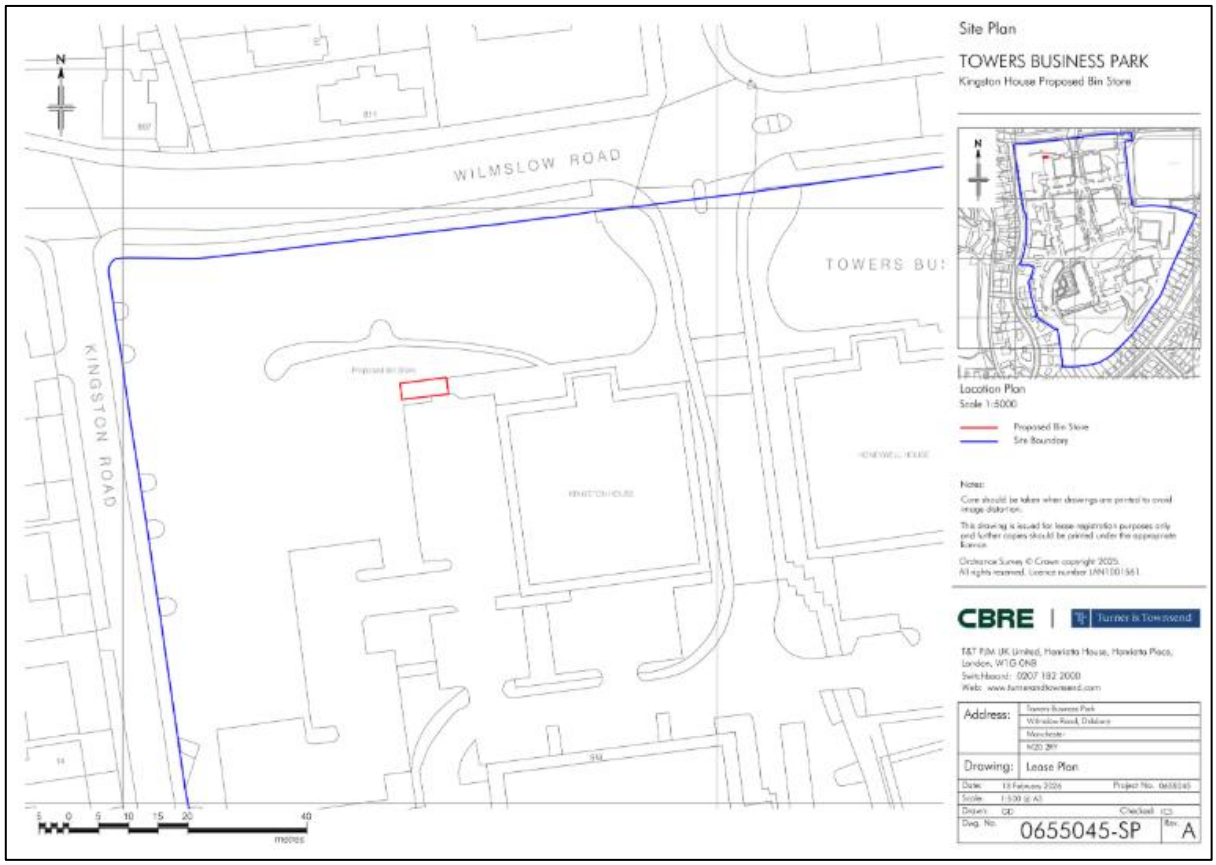
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF, 2025)
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.
- Chapter 4 – Achieving Sustainable Development
- Policy S3: Presumption in favour of sustainable development
- Chapter 12 – Making Effective Use of Land
- Policy L4: Residential extensions
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation and enhancement of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets
- Policy HE9: Conservation Areas

Assessment



Submitted proposed site plan



Bin store sample photograph



Timber sample photograph

Principle – the principle of the proposal, to install a replacement bin store to provide adequate storage capacity and improved screening for the site's refuse bins, is considered acceptable on the basis that it would enhance the overall appearance of the site and ensure a more appropriate and functional arrangement for waste storage.

Siting, scale, and massing – the bin store would be located within the curtilage of Towers Business Park, northwest of Kingston House, on an area of soft landscaping adjacent to the existing car parking area. It would measure to approximately 2m in height, 4.4m in length, and 2.4m in depth, and would be set a considerable distance away from the public highway and footpath (approximately 27m).

Given its modest scale and low height (2m), alongside its siting within an established commercial/office context and distance maintained to public viewpoints, the proposal would not appear dominant or visually intrusive within the street scene. Further to this, its location adjacent to an existing car parking and servicing area represents a logical and functional siting, which would ensure that the proposed bin store integrates appropriately with the wider layout of the site.

Appearance and visual amenity – the bin store would comprise a simple timber construction finished in light brown wood with silver hardware, with its access point facing east towards Kingston House. It would be located to the northwest of Kingston House and would be largely screened from public viewpoints by existing mature trees to the north and west of the site. Given the use of natural timber materials and its modest, utilitarian design, the structure would be sympathetic to its surroundings and appropriate within its setting. Furthermore, the existing vegetation would provide effective screening, ensuring the proposal would not result in any unduly harmful impact upon the visual amenity of the area or surrounding street scene.

Impact upon designated assets - the proposed timber-clad bin store would be situated within the Didsbury St James Conservation Area and within the wider setting of a number of listed buildings, including No. 807 Wilmslow Road, located directly opposite the site. The structure would be sited adjacent to the car park of an existing, modern office/business park comprising contemporary glazed buildings, and would therefore be read within the context of this more recent development.

Due to its modest scale, utilitarian form, and subordinate positioning relative to the surrounding buildings, the bin store would not appear overly prominent within the Conservation Area. It

would be located away from key views to and from nearby heritage assets and would be further screened by mature trees and hedging along the site boundaries. As such, it would have a neutral impact on the setting of nearby listed buildings, including No. 807 Wilmslow Road.

Overall, the proposal would result in minimal harm to the significance of the Didsbury St. James Conservation Area or surrounding designated assets. The structure is minor in nature, well-screened, and fully reversible, thereby preserving the character and appearance of the Conservation Area in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of Places for Everyone, and the National Planning Policy Framework.

Residential amenity – given that the proposed bin store would be located within the curtilage of Towers Business Park at a considerable distance from the nearest residential properties (approximately 38–56m), issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy are not anticipated. Further to this, due to its modest scale and low height (2m), it is considered that the proposed bin store would not appear overbearing or intrusive to nearby occupiers.

Parking and highways implications – Highways have reviewed the proposal and raised no objections. The proposed bin store is confined entirely within the red-line boundary of the site and does not encroach upon the adopted highway. The development would not alter existing vehicular access arrangements or internal site circulation. Subject to its siting as indicated on the submitted plans, the structure would not impede vehicular manoeuvring, visibility splays, or pedestrian routes within the car park. Further to this, the application confirms that no existing parking spaces would be lost as a result of the development. As such, the proposal is not considered to give rise to any adverse highways or parking impacts.

Waste storage and management – it is proposed that refuse will continue to be collected in accordance with the existing waste management arrangements for the site. The provision of a purpose-built bin store would ensure that waste is stored in a safe, secure, and orderly manner, reducing the risk of littering, contamination, and potential harm to both the environment and public health.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, the Didsbury St James Conservation Area, surrounding designated assets, waste storage and parking as it broadly complies with saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, SP1, and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document.

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.

Article 35 Declaration
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Recommendation: **Approve**

Conditions attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

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

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

   Covering letter, received by the City Council as Local Planning Authority on the 14th April 2026.

   Bin store sample photograph with annotated dimensions, received by the City Council as Local Planning Authority on the 14th April 2026.

   Proposed site plan shown on the drawing titled ‘Lease Plan’, numbered ‘0655045-SP Revision A’, received by the City Council as Local Planning Authority on the 14th April 2026.

   Timber sample photograph, received by the City Council as Local Planning Authority on the 14th April 2026.

   Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be those as specified on the following approved drawings and documents:

   Covering letter, received by the City Council as Local Planning Authority on the 14th April 2026.

   Bin store sample photograph with annotated dimensions, received by the City Council as Local Planning Authority on the 14th April 2026.

   Timber sample photograph, received by the City Council as Local Planning Authority on the 14th April 2026.

   Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.