MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	OTH-2026-000210
Application type:	Non-Material Amendment
Proposal:	Non-Material Change to Planning Permission 141745/VO/2024 to allow change in external pipework route.
Site address:	WITHINGTON LIBRARY 410 WILMSLOW ROAD MANCHESTER M20 3BN
Ward(s):	Old Moat
Date application valid:	06 May 2026
Applicant name:	Mr Oliver Bennison
Agent (if any):	Mr Oliver Bennison
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	26 May 2026

Description of site, building and/or area

The building under consideration is a purpose-built library constructed in the mid-1920s, located on the northern outskirts of Withington District Centre to the south of the City Centre. It remains in its original use and is an important non-designated heritage asset (NDHA) located within Withington Conservation Area, perceived as a key landmark on a corner site, making a positive and important contribution to the area's special character and local townscape. It has considerable townscape, architectural, historic and evidential significance.

The building is neoclassical in design and constructed in limestone and brick, with an attractive and well-proportioned frontage at the junction of Wilmslow Road and Wellington Road, with a porticoed main entrance, hexagonal central cupola and flanking pedimented wings. The facades to Wellington Road and Wilmslow Road are more simple but well-articulated, punctuated by timber 6:6 sash windows. There is a pedestrian and vehicular access to the site at the rear on Wellington Road, with the rear elevation visible from the public realm, constructed in red brick with sandstone dressing and with sash windows.

Description of development

The applicant gained planning permission for a “City Council Development for installation of roof mounted air sourced heat pumps, replacement double glazed timber sash windows, installation of secondary glazing to steel windows, and installation of fixed ladder access to rear elevation” in March 2025 under 141745/VO/2024. The applicant now wishes to make minor alterations to the approved scheme which they consider to be non-material.

Consultation, notification and publicity responses

Not required.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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 DC18 – Conservation Areas
- Policy DC26 – Development and Noise

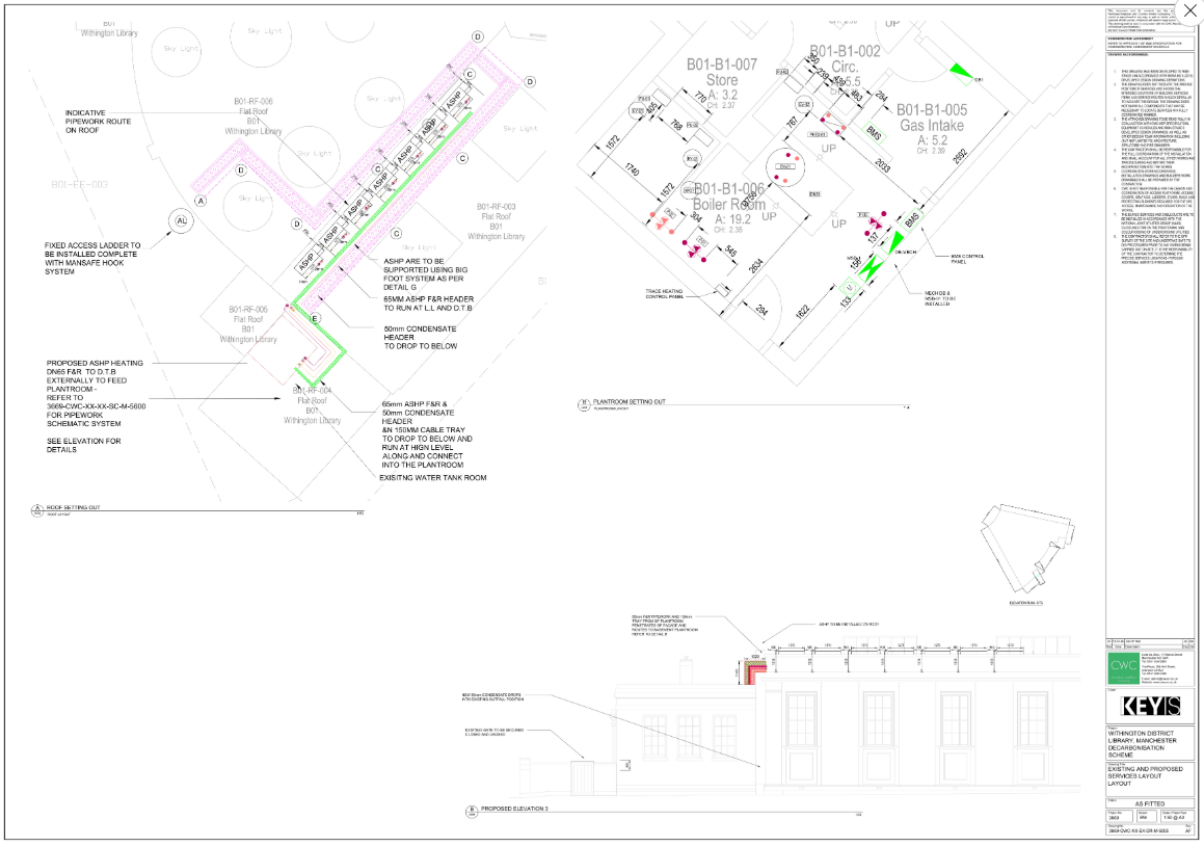
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy DM1 – Development Management
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

The National Planning Policy Framework (NPPF, 2024)
- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

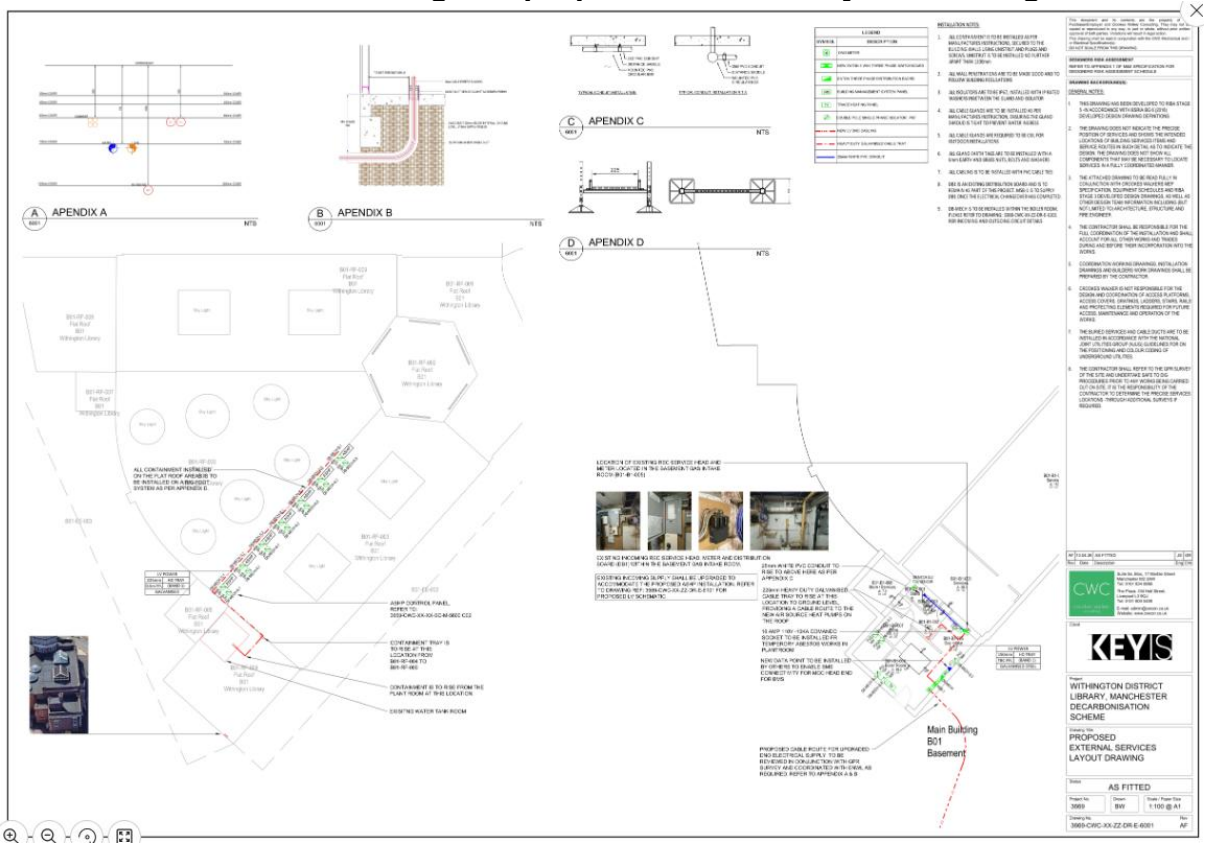
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable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

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 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

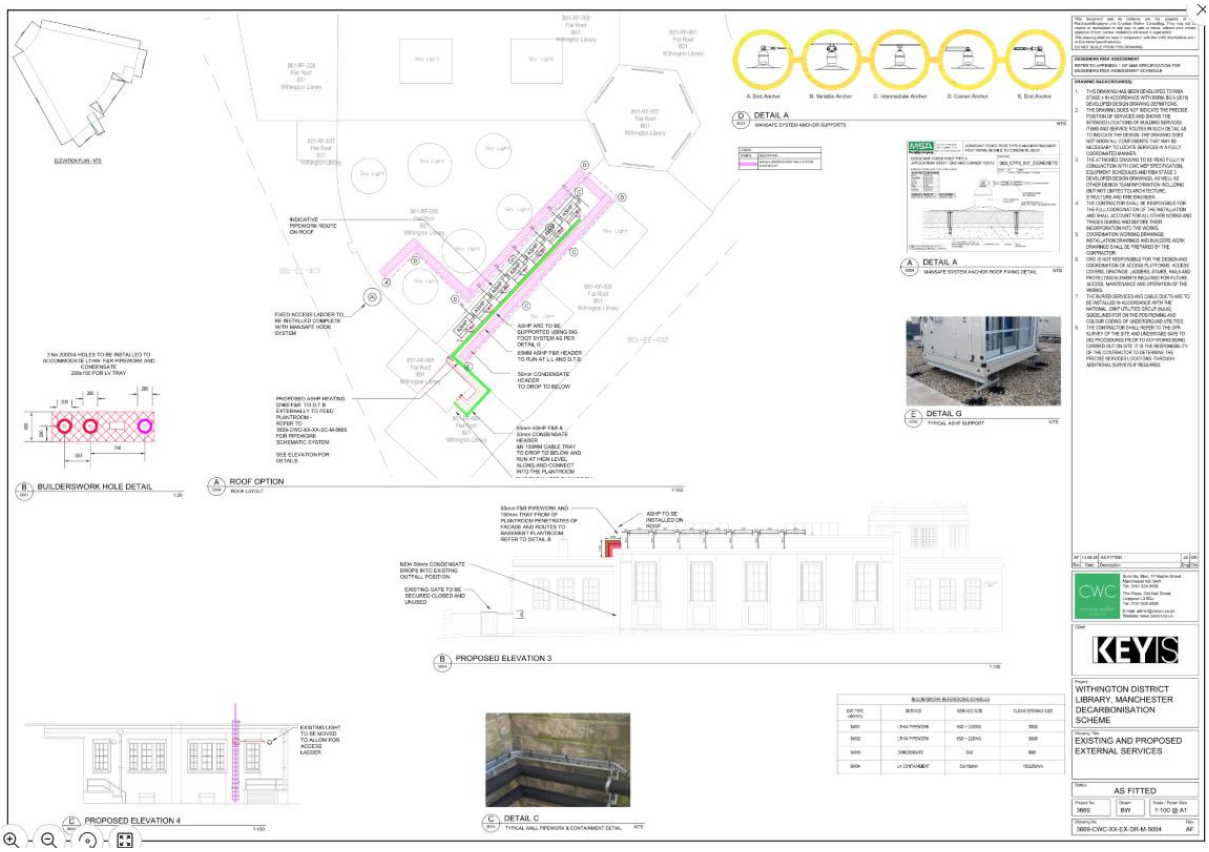
Assessment



Submitted existing and proposed services layout drawing



Submitted proposed external services layout drawing



Submitted existing and proposed external services drawing

Materiality:

Section 96A of the Town and Country Planning Act 1990 allows a Local Planning Authority in England to make a change to any planning permission relating to land in its area if they are satisfied that the change is not material. In deciding whether a change is material, the Local Planning Authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The application relates to planning permission 141745/VO/2024 which granted permission for a "City Council Development for installation of roof mounted air sourced heat pumps, replacement double glazed timber sash windows, installation of secondary glazing to steel windows, and installation of fixed ladder access to rear elevation".

The applicant now seeks to make the following amendments to the approved scheme:

- Changes in the external pipework route, including removal from the rear elevation of the building to enter the building from roof level to allow a shorter pipework run.

These alterations would affect the roof and rear elevation of the building, resulting in an overall reduction in visible pipework elements at the site with a reduced impact upon the appearance of the building. Limited long-range views of the contained pipework may be possible at street level when emerging from Lausanne Road onto Wellington Road, however, there will be no views at closer range, nor from the principal elevation to the south where the special interest of the building is most apparent.

Conclusion - given the limited visibility of the proposed pipework route together with the overall reduction in visible pipework elements at the site, the alterations are not considered to materially change the proposal or cause additional harm to neighbouring residents or the street scene. Hence, it is considered that the proposed amendments are of a minor nature and would

have no more impact upon the visual and residential amenity of the area than the original approved scheme.

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 amendments relate to changes in the external pipework route, including removal from the rear elevation of the building to enter the building from roof level to allow a shorter pipework run.

   Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant or detrimental impact upon residential and visual amenity or the character of the area, nor result in any significant material alterations to the planning approval

   It should be noted that this decision does not supersede the decision notice attached to planning permission 141745/VO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 141745/VO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Conditions attached to this decision

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

'Window Schedule', numbered '24615.105 REV D', received by the City Council as Local Planning Authority on the 20th February 2025.

'Section through Window Detail', numbered '24615.111 REV C', received by the City Council as Local Planning Authority on the 17th February 2025.

'Datasheet: Samsung EHS Mono HT Quiet R32 AE**0BXYD*G/EU', received by the City Council as Local Planning Authority on the 7th February 2025.

'24615 MCC Equans PSDS - Decarbonisation Scheme of Withington District Library. SPECIFICATION - Withington District Library - Rev B', received by the City Council as Local Planning Authority on the 29th January 2025.

'section through secondary glazing details', numbered '24615.114', received by the City Council as Local Planning Authority on the 29th January 2025.

'Access Ladder Detail', numbered '24615.108 REV A', received by the City Council as Local Planning Authority on the 29th January 2025.

'Services Penetration Details', numbered '24615.110 REV A', received by the City Council as Local Planning Authority on the 29th January 2025.

'Proposed Roof Plan', numbered '24615.107 REV A', received by the City Council as Local Planning Authority on the 29th January 2025.

'Scope of Works Document - Drawing Reference No. 24615.100 - Rev B', received by the City Council as Local Planning Authority on the 29th January 2025.

'Proposed Elevations', numbered '24615.103 REV B', received by the City Council as Local Planning Authority on the 29th January 2025

'Proposed Elevations', numbered '24615.104 REV B', received by the City Council as Local Planning Authority on the 29th January 2025.

'Existing Ground Floor Plan', numbered '24615.101 REV A', received by the City Council as Local Planning Authority on the 29th January 2025.

'Existing Roof Plan', numbered '24615.106 REV B', received by the City Council as Local Planning Authority on the 29th January 2025.

'Design & Access Statement. PSDS Withington Library. Manchester City Council', received by the City Council as Local Planning Authority on the 5th February 2025.

'Heritage Statement. Withington Library, Wilmslow Road, Manchester', received by the City Council as Local Planning Authority on the 5th February 2025.

'Biodiversity Statement', received by the City Council as Local Planning Authority on the 13th December 2024.

'Noise Impact Assessment', received by the City Council as Local Planning Authority on the 13th December 2024.

'Tree Statement', received by the City Council as Local Planning Authority on the 13th December 2024.

'EXISTING AND PROPOSED EXTERNAL SERVICES', numbered '3388-CWC-XX-EX-DR-M-5004 T06', received by the City Council as Local Planning Authority on the 21st February 2025.

Approved drawings and documents as amended by Non-Material Amendment application OTH-2026-000210, including:

Proposed details shown on the drawing titled ‘EXISTING AND PROPOSED SERVICES LAYOUT’, numbered ‘3669-CWC-XX-EX-DR-M-5005 Rev AF’, received by the City Council as Local Planning Authority on the 6th May 2026.

Proposed details shown on the drawing titled ‘PROPOSED EXTERNAL SERVICES LAYOUT DRAWING’, numbered ‘3669-CWC-XX-ZZ-DR-E-6001 Rev AF’, received by the City Council as Local Planning Authority on the 6th May 2026.

Proposed details shown on the drawing titled ‘EXISTING AND PROPOSED EXTERNAL SERVICES’, numbered ‘3669-CWC-XX-DR-M-5004 Rev AF’, received by the City Council as Local Planning Authority on the 6th 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 Manchester Core Strategy.

4) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the documents and drawings listed under condition no.2 of this approval, including:

- Air Source Heat Pumps to be finished in black.

- Mansafe/ladder access to be finished in black.

- Pipework containment to be finished in black.

Reason - To protect the character and appearance of the non-designated heritage asset situated within the Withington Conservation Area, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1 and EN3 of the Manchester Core Strategy, and policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan document.