

28 February 2022

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Eve Woolstencroft

Dear Eve,

Manchester Technology Centre – Full Planning Application

Please find enclosed an application for full planning permission by Manchester Metropolitan University for a temporary change of use to the second and third floors of the Manchester Technology Centre, from business commercial to educational space for the School of Art, and installation of plant on the roof. The School of Art is currently housed within the Grosvenor Building, which is due to be refurbished (Planning Permission and Listed Building Consent Application reference 131811/FO/2021 and 131812/LO/2021 approved 1 October 2021). During the refurbishment of the Grosvenor Building, it is proposed students will use the Manchester Technology Centre as studio and teaching space.

The description of development as stated on the Application Form is:

“Full planning application for the change of use of Floors 2-3 of the Manchester Technology Centre, from business commercial (E) to teaching and studio space (F1) for Manchester Metropolitan Universities’ School of Art for a temporary period of 5 years, and the installation of plant equipment on the roof.”

Background

Manchester Metropolitan University is proposing to refurbish the Grade II Listed, Grosvenor Building, which currently houses the School of Art. A planning and listed building consent application was submitted under separate cover with the planning authority and subsequently approved on 1 October 2021 (reference 131811/FO/2021 and 131812/LO/2021).

The School of Art requires temporary space for continued teaching and provision of studio space for students, whilst the refurbishment works are undertaken, forecasted to take 3-5 years. Manchester Metropolitan University has identified space in the Manchester Technology Centre, 300m to the north of the Grosvenor Building, as being suitable to fulfil this need.

Proposed Development

Change of Use

The proposed change of use is to facilitate the conversion of the office space into individual studios for the School of Art students. Each student will be assigned a studio at the beginning of the teaching year, and will retain it until the teaching year is over.

The change of use requires minimal physical intervention. The office space will be subdivided with temporary partitions to provide the studio accommodation. Minor modification of existing lighting and power provision is necessary to suit the proposed layout of the studio space.

The change of use is proposed for a temporary period of five years. This is to allow for the refurbishment of the Grosvenor building to take place, upon which, the School of Art will decant back to the Grosvenor Building.

Installation of Plant

Installation of plant is also necessary to facilitate efficient use of the spaces. An application (reference 130534/FO/2021) was approved on 19 July 2021 to allow for plant equipment on the roof. The amount of plant on the roof has been reduced from the approved.

The approved application gives permission for the replacement of two air handling units (AHU), and addition of nine condenser units, and a local exhaust ventilation fan (LEV). The proposed plant required includes the replacement of the two AHUs, and five condenser units. No LEV is proposed.

Given the reduction in plant machinery, the principle of development is established in the 2021 approval. The specifications of the plant is not yet confirmed. The applicant will accept an appropriately worded condition to manage noise limits.

Planning Considerations

National Planning Policy Framework (NPPF) – 2021

The NPPF (revised version in 2021) promotes well-designed places and articulates that the creation of high quality buildings and places is fundamental to planning and development.

The NPPF states that planning policies and decisions should “*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*” (paragraph 112(c)).

Manchester Core Strategy – Adopted 2012

Policy DM1 Development Management - All development should have regard to the specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

The Saved Policies of the Manchester Unitary Development Plan – 1995

DC26.1 Development and Noise - The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. The Council will consider both the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Design for Access 2

The Design for Access Manual was published in January 2000, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community based issues.

The Design for Access Manual provides further details and design standards for external areas and for within buildings.

Key Issues

Proposed Use

The principle of the educational use proposed is suitable in this location, with the Oxford Road corridor being an established education location. The MTC Building has the capacity to allow the School of Art to continue to function, around 210m from its usual location.

The application is for a temporary period of five years. This is to allow for the refurbishment of the Grosvenor Building, which is expected to take around four to five years.

Noise

There is not expected to be any impact on acoustic amenity in the area. The lower floors of the building are already used as office space, and the volume of people using the building is expected to remain broadly similar under the new use arrangements.

Plant that was to be installed to the roof has been assessed acoustically in the previous application. Noise levels were predicted in that application as 47dB (daytime) and 38dB (night-time), which is compliant with the maximum noise levels dictated by policy and the environmental noise survey. This application proposes an equal plant selection which can achieve the same boundary noise conditions with appropriate attenuation.

The applicant will accept an appropriately worded condition on this basis that monitors final specification of plant.

Access Arrangements

Floors 2 and 3 of the MTC accommodation are fully accessible, with lift access to both floors, and an accessible W/C existing on floor 2, with another to be added to floor 3 as part of the works.

Manchester Metropolitan University is committed to ensuring that the School of Art provides accessible and inclusive spaces within these departments and teaching programmes through the remainder of the Faculty of Art estates.

Transport and Parking

There is no parking connected with the Manchester Technology Centre, and none is proposed as part of the Proposed Development. Manchester Metropolitan University have an overarching Travel Plan, which aims to manage and monitor transport across the Manchester Metropolitan University site. This is submitted in support of the application.

Overall, the Site is in a highly accessible location with public transport facilities, including Metrolink and mainline rail services, in close vicinity. The proposed changes are not expected to impact on the current traffic and transport conditions.

Waste

As part of the proposed development, general waste bins will be provided throughout each studio, and a recycling point in each welfare area will provide the opportunity to dispose of plastic and cans, paper, glass and food waste in separate waste streams.

Waste will be collected by the building management team and removed to the existing bin store. Waste will be removed by the building management via Brancaster Road, as per current arrangements.

The University's waste management strategy is submitted as part of this application, supported by a waste proforma.

Conclusion

The proposed change of use on floors two and three of the Manchester Technology Centre, are required to accommodate students during the refurbishment of the Grade II Listed Grosvenor Building, in order to minimise disruption and overall University operations. There are limited physical interventions required and as such the office accommodation can be reinstated upon completion of the refurbishment.

The national and local policy context set out above, has been considered. The proposed development will support the University's faculty teaching provision, as well as ensuring no change to amenity of nearby residential units and ensuring sufficient access and parking provision.

Application Documentation

In addition to this Covering Letter and Application Forms, the application is further supported by the following documents and plans:

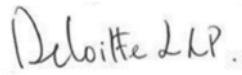
- Plans, prepared by Cassidy and Ashton;
 - o 11264-CAA-05-ZZ-DR-A-008002_S4_P1_MTC-MSA-Application_Plan
 - o 11264-CAA-05-ZZ-DR-A-008001_S4_P1_MTC-MSA-Location_Plan
 - o 11264-CAA-05-02-DR-A-012002_S1_P1_MTC-MSA-Floor-02-GA-Plan
 - o 11264-CAA-05-03-DR-A-012003_S1_P1_MTC-MSA-Floor-03-GA-Plan
- M&E Drawings, prepared by CPW;
 - o 1002B-CPW-XX-ZZ-DT-M-012027 Ventilation and AC R (1 of 3)
 - o 1002B-CPW-XX-ZZ-DT-M-012027 Ventilation and AC R (2 of 3)
 - o 1002B-CPW-XX-ZZ-DT-M-012029 Ventilation and AC R (3 of 3)
- Design and Access Statement, prepared by Cassidy and Ashton;
- Travel Plan, prepared by Manchester Metropolitan University;
- Waste Strategy, prepared by Manchester Metropolitan University; and
- Waste Proforma, prepared by Cassidy and Ashton.

Application Fee

Payment of the planning application fee in the sum of £462 has been made via the Planning Portal, under reference PP-11024801. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact me or my colleagues Katie Wray (0161 455 6350 / kawray@deloitte.co.uk) and Rachel Hopkins (0161 455 6812 / rachelhopkins@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For and on behalf of Deloitte LLP