

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133098/FO/2022

Date registered valid: 1 March 2022

Proposal: 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

Address: Manchester Technology Centre , Oxford Road, Manchester, Manchester, M1 7ED

Ward(s): Deansgate Ward

Applicant: Manchester Metropolitan University C/o Agent

Agent (if any): Ms Katie Wray Deloitte Real Estate Hanover Building, Manchester, M4 4AH

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 14 March 2022 Expired: 4 April 2022

Neighbour notifications

Printed: 14 March 2022 Expired: 4 April 2022

Site notice

Posted: Expired:

Press advert

Published: 22 March 2022 Expired: 12 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to an existing office building located off Oxford Road and Brancaster Road adjacent to the A57 Mancunian Way and in close proximity to the existing Manchester Metropolitan University estates.

Description of Development

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.

Consultations & Notification Responses

Local residents and business were consulted however no responses were received.

Environmental Health – no objection, recommendation of a condition to ensure any new plant is acoustically treated.

Design for Security at GMP – recommendation of security measures which are to be added as an informative.

Highways – no objections to the development, requested additional information in relation to Cycle parking which was subsequently provided and is considered acceptable.

Policy

The NPPF (2021) Relevant sections include: 2, 6, 8 and 9

Relevant Core Strategy Policies

Policy SP1: Spatial Principles

Policy CC1: Primary Economic Development Focus: City Centre and Fringe

Policy CC9: Design and Heritage

Policy EC8: Central Manchester

Policy EN3: Heritage

Policy DM1: Development Management

Issues

Amenity

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 existing use of the building is offices and the teaching space will be used by the School of Architecture within MMU (which will be therefore will be teaching, seminar and studio led and is not considered to generate any greater noise than the office use.

There is proposed plant to be installed on the roof of the building and a condition will be added to require a noise assessment of the proposed plant and the installation of any necessary mitigation measure.

Highways impacts

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

The site is well accessed by sustainable modes. Regular bus services are routed along Oxford Road and the closest railway facility is located at Manchester Oxford Road.

Access

Floors 2 and 3 of the building 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. The proposal is therefore considered to be in accordance with core strategy policy DM1.

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.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application officers worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The permission hereby granted is for a limited period only expiring on 12 May 2027; and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1 and saved UDP policies DC18.1.

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

Received by the City Council as Local Planning Authority on 9th March 2022:

Plans, prepared by Cassidy and Ashton;

- 1264-CAA-05-ZZ-DR-A-008002_S4_P1_MTC-MSA-Application_Plan
- 11264-CAA-05-ZZ-DR-A-008001_S4_P1_MTC-MSA-Location_Plan
- 11264-CAA-05-02-DR-A-012002_S1_P1_MTC-MSA-Floor-02-GA-Plan
- 11264-CAA-05-03-DR-A-012003_S1_P1_MTC-MSA-Floor-03-GA-Plan

M&E Drawings, prepared by CPW;

- 1002B-CPW-XX-ZZ-DT-M-012027 Ventilation and AC R (1 of 3)
- 1002B-CPW-XX-ZZ-DT-M-012027 Ventilation and AC R (2 of 3)
- 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

Reason : To ensure that the details of the development are acceptable to the City Council as local planning authority, pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Core Strategy Policy DM1 and saved UDP policy DC26.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

2) -Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

-Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

-A CCTV system should be included within these premises and should be capable of monitoring the following areas: external doorways, all internal spaces.

-Signage should be displayed to indicate the areas of the premises that are restricted to staff only.

-Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only.

-Dusk till dawn lighting should be installed above all external doors

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Armstrong House Suite 1G, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Second Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Bruntwood, Armstrong House Suite Gd, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Gc, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Gb, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1C, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1D, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
NCC SERVICES LIMITED, Armstrong House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Ga, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1E, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Fourth Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 29, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 28, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 8, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 2, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 1, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 9, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 7, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 5, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 4, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 3, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 6, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 34, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 31 To 32, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 30, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 33, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 35, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 27, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 26, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 25, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 24, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 23, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 21 And 22, Hatch Court, 103 Oxford Road, Manchester, M1 7ED

Unit 20, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 19, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 18, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 17, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 16, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 15, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 14, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 13, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 12, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 11, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 10, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Oxford House, Manchester Technology Centre, Princess Street, Manchester, M1 7ED
Oxford House Retail Unit A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite Gb And Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Retail Unit B Oxford House, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Precinct Centre, 26 Oxford Road, Manchester, M13 9RN
Mandela Buildings, 99 Oxford Road, Manchester, M1 7EL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1