

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127545/FO/2020

Date registered valid: 18 September 2020

Proposal: Replacement of existing gas compound. Works to comprise extending existing concrete plinth to hold 2 gas cylinders all to be surrounded by 3m high, weld mesh fencing with access gates.

Address: University Of Manchester , Oxford Road, Manchester, M13 9PL

Ward(s): Hulme Ward

Applicant: Director of Estates The University of Manchester Manchester, M13 9PL

Agent (if any): Anne Shahzada The University of Manchester Oxford Road, Manchester, M13 9PL

Case officer: Rebecca Hadfield
Tel: 0161 234 4071
Email: rebecca.hadfield@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 November 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 October 2020 Expired: 5 November 2020

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 14 October 2020 Expired: 4 November 2020

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

This application relates to the existing gas storage compound at the rear of the Michael Smith Building on the Oxford Road campus at The University of Manchester.

Description of development

Planning permission is sought for the installation of a new storage compound for nitrogen and carbon dioxide to replace the existing facility which does not meet current safety standards.

The proposed installation replaces the existing fully enclosed compound with new gas storage vessels on a concrete plinth surrounded by weld mesh fencing with 3 sets of access gates. The installation will be similar to a number of facilities around the University campus.

Overall dimensions - gas cylinders are approx. 2.5m high and the weld mesh fencing is 3m high

Consultations & Notification Responses

Publicity - a site notice was displayed on site - No representations have been received.

GM Fire and Rescue Service - No representations have been received.

Environmental Health - have raised no objections to the proposal and recommended conditions in relation to construction hours and noise.

Highway Services (1st response)- have raised no objections to the proposal, subject to clarification of the following -

Gates - it is unclear from which side of the facility the proposed gates will open. This should be clarified. Gates should open inwards and not impact the adopted highway (footway).

Access - Will vehicular access to the area be required for maintenance etc? Where will vehicular access be taken from? MCC Highways do not support vehicle access to the site from Upper Brook Street.

Construction - Detail is sought from the applicant in relation to any proposed construction arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

The applicant provided the following in response - The proposed compound is on the University site and so will not affect highways.

-Gates - Open out, but as compound is as above doesn't affect footpath.

-Access - Will be off Dover Street and onto Rumford Street, so will not be directly off Upper Brook St.

-Construction -No application will be required as the proposal will not affect the highway.

Highway Services (2nd response) - have confirmed their acceptance of the additional details and require nothing further.

Greater Manchester Police - have confirmed that the application is supported subject to further consideration of the following -

-Coverage for the CCTV system currently in place will need to be reviewed to check the area of the gas cylinders are covered.

-Care should be taken to ensure that panels in the proposed weld mesh fencing are fixed securely to the posts (preventing tampering/removal) and that any level changes do not inadvertently facilitate climbing or leave large gaps underneath the panels/gates. There should be no centrally located horizontal bars to aid climbing and the gates should be located away from other climbing aids, such as low walls, street lights, trees etc. Exposed hinges and large sliding bolt apertures/locking points should be avoided, or fitted with shrouding/protective plates (see opposite) to avoid the creation of footholds. The gap at the bottom of the gates should be small enough to stop anyone crawling through. Any pedestrian gates to private space should be self-closing and 'slam to lock' (i.e. an automatic deadlocking mortice latch, key/fob operated from both sides), which cannot be left unlocked when shut. If emergency egress is required, any panic hardware/release mechanism on the internal side should not be capable of being reached/operated from the external face of the fenceline/gate.

-Care should be taken to ensure that any boundaries formed by a combination of walls/railings should have railing panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.

- The applicant has confirmed that the existing CCTV system will be reviewed to check coverage, and that the proposed gas compound design does not compromise the existing security arrangements. An informative has been attached

Cadent - have requested that due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

- The applicant has confirmed that the contractor is in contact with Cadent, confirming the proximity of the works to the gas main, and the depth of the excavation is 600mm. An informative has been attached.

Issues

The proposed installation is considered to be acceptable as it is felt that it would not adversely affect visual amenity within the area. The applicant has fully incorporated guidance issued by the LPA with regards to the appearance of the proposed compound fencing.

Conditions relating to construction working hours and noise have been attached.

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1 and DM1 of the Core Strategy.

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

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached.

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

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

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

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

- Drawing numbered B005P - Location Plan, stamped as received by the Local Planning Authority on 17 September 2020.

- Drawing numbered B004P REV A, stamped as received by the Local Planning Authority on 17 September 2020.

- Drawing numbered B002P, stamped as received by the Local Planning Authority on 23 July 2020.

- Drawing numbered B003P, stamped as received by the Local Planning Authority on 23 July 2020.

- Design & Access Statement - REV A, stamped as received by the Local Planning Authority on 17 September 2020.

- Christopher Thorley email dated 3 November 2020.

- Christopher Thorley email dated 11 November 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies DM1 and SP1.

4) 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.

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 approved scheme shall be completed before the development is first brought into use.

Upon completion of the development a verification report will be required 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 has been met. Any instances of nonconformity 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 policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Informatives

1) -Coverage for the CCTV system currently in place will need to be reviewed to check the area of the gas cylinders are covered.

-Care should be taken to ensure that panels in the proposed weld mesh fencing are fixed securely to the posts (preventing tampering/removal) and that any level changes do not inadvertently facilitate climbing or leave large gaps underneath the panels/gates. There should be no centrally located horizontal bars to aid climbing and the gates should be located away from other climbing aids, such as low walls, street lights, trees etc. Exposed hinges and large sliding bolt apertures/locking points should be avoided, or fitted with shrouding/protective plates (see opposite) to avoid the creation of footholds. The gap at the bottom of the gates should be small enough to stop anyone crawling through. Any pedestrian gates to private space should be self-closing and 'slam to lock' (i.e. an automatic deadlocking mortice latch, key/fob operated from both sides), which cannot be left unlocked when shut. If emergency egress is required, any panic hardware/release mechanism on the internal side should not be capable of being reached/operated from the external face of the fenceline/gate.

-Care should be taken to ensure that any boundaries formed by a combination of walls/railings should have railing panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.

2) Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works - Contact details :

E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Greater Manchester Police
GM Fire Rescue Service

Appendix 2 – Planning constraints

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