



Paul Butler Associates

Planning, Development & Heritage Consultants

09.09.2025

Jen Atkinson
Development Manager,
Manchester City Council,
Planning,
P O Box 532,
Manchester,
M60 2LA

23.1866/ldt090925jr

Dear Jen,

Prospect House, University of Manchester, Oxford Road, Manchester, M13 9PL: Application for Planning permission

Introduction

On behalf of our client the University of Manchester (Directorate of Estates and Facilities Project Group), please find enclosed an application for planning permission for the *'Proposed external alteration and refurbishment of Prospect House including the replacement of all glazing and curtain walling, replacement roofs, new folding perimeter edge protection to upper-lever roofs, the installation of external down pipes and associated works'*.

The works proposed include the replacement of deteriorated building fabric alongside energy conservation upgrades. The works form part of the University of Manchester Long Term Maintenance programme (LTM) and Building Decarbonisation programme with buildings across the University estate programmed to benefit from retrofitting measures to improve energy efficiency. The enhancements proposed to Prospect House will assist the University of Manchester reuse the building for educational purposes and also help decarbonise their estate, thereby supporting their long-term goal of becoming carbon neutral by 2038 across all areas of their operation. Additionally, the application building forms part of a strategic project which seeks to provide additional educational space to accommodate the growth of the Department of Computer Science and Information Technology Service who intend to occupy Prospect House on completion of the proposed refurbishment works.

The submission consists of this letter and the supporting plans and documents which are listed below.

Submitted Plans and Reports

Information submitted as part of this application includes:

Documents:

- Cover letter prepared by Paul Butler Associates, 09 September 2025;
- Completed Planning Application Form;
- Design and Access Statement Rev P01 prepared by Fairhursts, September 2025;

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- Planning Statement prepared by Paul Butler Associates, September 2025, including Draft Construction Management Plan;
- Bat Survey - Preliminary Roost Assessment prepared by Project Ecology, 21 July 2025; and
- Arboricultural Impact Assessment and Method Statement, prepared by Tyler Grange, Reference 'TG Report No. 18166_R01_BV', 23rd July 2025.

Plans:

- 7808-FA-PH-XX-DR-A-01-101 Site Location Plan.
- 7808-FA-PH-00-DR-A-08002 - Planning - Existing Site Plan-P01.
- 7808-FA-PH-00-DR-A-08003 - Planning - Proposed Site Plan-P01.
- 7808-FA-PH-00-DR-A-08100 P01 - Planning - Existing & Demolition GF GA Plan.
- 7808-FA-PH-01-DR-A-08101 P01 - Planning - Existing & Demolition FF GA Plan.
- 7808-FA-PH-02-DR-A-08102 P01- Planning - Existing & Demolition SF GA Plan.
- 7808-FA-PH-02-DR-A-08103 P01- Planning - Existing & Demolition Roof Plan.
- 7808-FA-PH-XX-DR-A-08120 P01- Planning Existing & Demolition Sections.
- 7808-FA-PH-XX-DR-A-08200 P01- Planning - Existing North and South Elevations.
- 7808-FA-PH-XX-DR-A-08201 P01 - Planning - Existing East and West Elevations.
- 7808-FA-PH-XX-DR-A-08300 P01 - Planning - Existing and Proposed Strip Section – West.
- 7808-FA-PH-XX-DR-A-08301 P01 - Planning - Existing and Proposed Strip Section – South.
- 7808-FA-PH-ZZ-DR-A-08406 P01 - Existing and Proposed Materials.
- 7808-FA-PH-00-DR-A-08104 P01 - Planning - Proposed GF GA Plan.
- 7808-FA-PH-01-DR-A-08105 P01 - Planning - Proposed FF GA Plan.
- 7808-FA-PH-02-DR-A-08106 P01 - Planning - Proposed SF GA Plan.
- 7808-FA-PH-02-DR-A-08107 P01 - Planning - Proposed Roof Plan.
- 7808-FA-PH-XX-DR-A-08121 P01 - Planning Proposed Sections.
- 7808-FA-PH-XX-DR-A-08202 P01 - Planning - Proposed North and South Elevations.
- 7808-FA-PH-XX-DR-A-08203 P01 - Planning - Proposed East and West Elevations.

- 7808-FA-PH-XX-DR-A-08204 P01- Planning - Proposed North and South Elevations (Guardrails Down).
- 7808-FA-PH-XX-DR-A-08205 P01 - Planning - Proposed East and West Elevations (Guardrails Down).
- 7808-FA-PH-XX-DR-A-08400 P01 - Planning - Typical Window Details Type A.
- 7808-FA-PH-XX-DR-A-08401 P01 - Planning - Typical Window Details Type B.
- 7808-FA-PH-XX-DR-A-08402 P01 - Planning - Typical Window Details Type C; and
- 7808-FA-PH-XX-DR-A-08403 P01- Planning - Typical Window Details Type D.

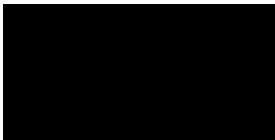
Policy Compliance

An assessment of the impact of the proposals has been undertaken in the context of adopted local planning policy. Please refer to the Planning Statement submitted in support of this application.

The scheme has been developed by a Team with substantial knowledge and experience of building alteration and refurbishment and is led by Avison Young on behalf of the applicant. Other team members include Fairhursts, Project Ecology, Tyler Grange and Paul Butler Associates.

The Team looks forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely



David Tye MTPI, MRTPI
Director

CC Will Nightingale, Ollie Davis & Lachlan Hacker (Avison Young)
Klaire Daggatt (Fairhursts)
Simon Jones (University of Manchester, Directorate of Estates and Facilities Project Group)