MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 143348/FO/2025 |
| **Date registered valid:** | 4 August 2025 |
| **Proposal:** | Elevational alterations to create new entrance. |
| **Address:** | MMU Business School, All Saints Campus, Oxford Road, Manchester, M15 6BH |
| **Ward(s):** | Hulme Ward |
| **Applicant:** | Mr Jonathan Baker MMU |
| **Agent (if any):** | Mr Mike Bamford DAY Architectural |
| **Case officer:** | Lea Joseph<br>Tel: 0161 227 3644<br>Email: lea.joseph@manchester.gov.uk |
| **Recommendation:** | **Approve** |
| **Date of recommendation:** | **25 September 2025** |

**Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 12 August 2025

**Standard consultations:**
Printed: 5 August 2025 Expired: 27 August 2025

**Neighbour notifications**
Printed: 5 August 2025 Expired: 27 August 2025

**Site notice**
Posted: 12 August 2025 Expired: 3 September 2025

**Press advert**
Published: 12 August 2025 Expired: 3 September 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

The Manchester Metropolitan University Business and Law building is at Northeast of the All-Saint's campus. The site is composed of a modern seven-storey building with a square form and wall-to-wall glazing framed in aluminium. This building was conceived as a 'landmark' centrepiece of the 2000s redevelopment of the campus and designed by John McAslan and Partners. The larger building in the extension, completed in 2008 and designed by Feilden Clegg Bradley Studios. It is composed of grey concrete cladding, ribbon windows and a distinct façade of light refracting and partially fritted glazing (088508/FO/2008/C1).

The building is at the centre of a connected trio, further East there is the red brick modern All Saints Library. Within the campus environment these building's distinct modern form and style create a strong sense of place.

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**











*Area and building images. Image 1 source: Flickr.*

**Description of area**

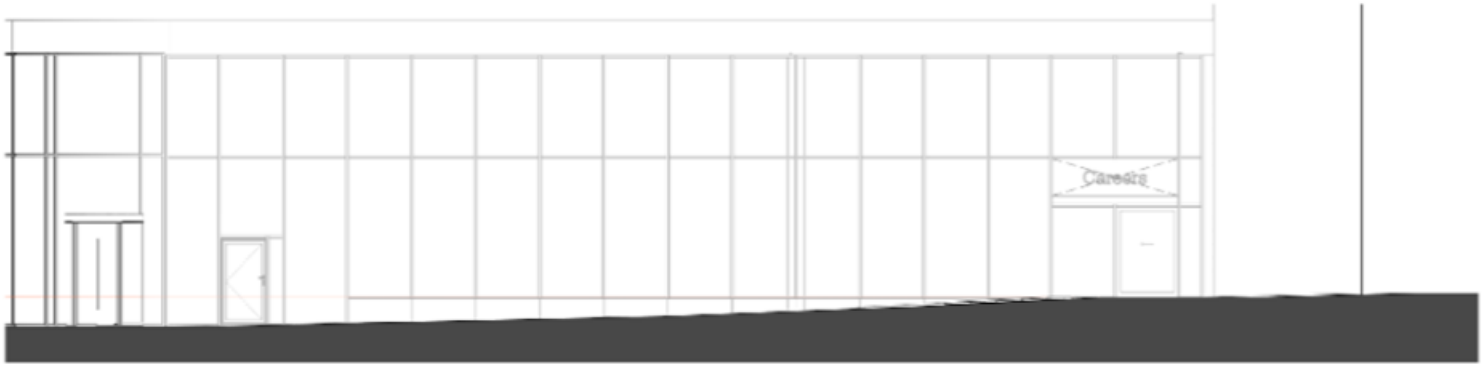
Located within the busy Higher Educational Corridor, the All-Saints campus consists of educational facilities and ancillary buildings. The campus borders the University of Manchester Campus and the Northern School of Ballet. Affiliated services including Manchester Technology Centre, Sugden Sports Centre and Manchester Aquatics Centre. Hotel, restaurant, grocery and bar uses are located nearby to the site. The Bellhouse (Grade II), St. Augustine's Church (Grade II) and the Ormond Building (Grade II) are within view of the primary elevation on Lower Ormond Street. All Saint's Park sits in close proximity to the site. The proposal would impact an internal elevation of the University campus at Lower Osmond Street. Oxford Road borders the building to the East.

**Planning History**
062444/FO/CITY2/01 | Erection of a seven-storey building plus plant level to accommodate the law department. Approved September 2001.

143564/AO/2025 | Installation of 1no non-illuminated fascia sign. Application pending consideration.

**Description of development**
Planning permission is sought for elevational alterations to an entrance. The alterations include:

- Installation of accessible sliding leaf door
- Installation of new paving to match that of surrounding campus
- Insertion of back painted ceramic glass panels to match existing
- Installation of structural steel beams and columns within existing curtain walling



**Consultations & Notification Responses**

*Publicity*
A site notice has been posted. Letters have been sent out to neighbouring buildings. No representations have been received.

*Highways* – Proposed alterations and landscaping does not extend beyond site curtilage and will not impact the highway. Highway Services recommend the that proposed access ramp associated with new entryway is constructed in alignment with MCC Design for Access 2 Guidance.

**Policy**

The policies relevant to consideration of this application are as follows:

***Manchester Core Strategy (2012-2027)***
SP1 Spatial Principles
EN1 Design Principles and Strategic Character Areas
DM1 Development Management

***Places for Everyone Joint Development Plan***

JP-P5 Education, Skills and Knowledge

*Other Material Considerations:*

***National Planning Policy Framework***
Chapter 12 Achieving well-designed places

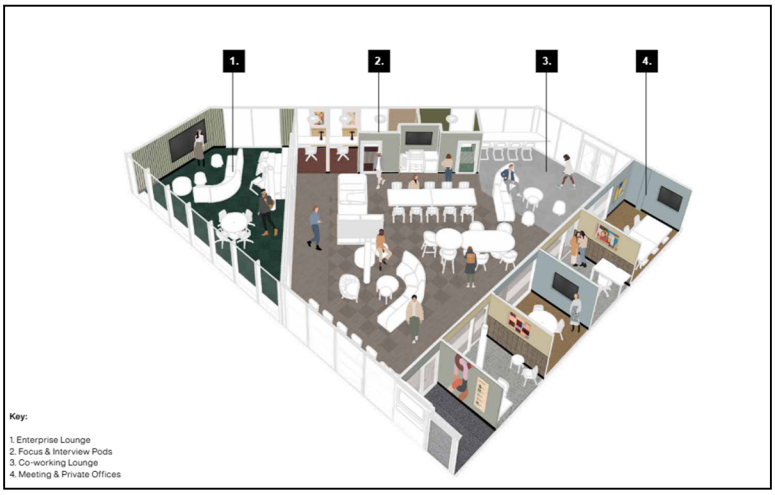
***Corridor Manchester Strategic Regeneration Framework to 2025***

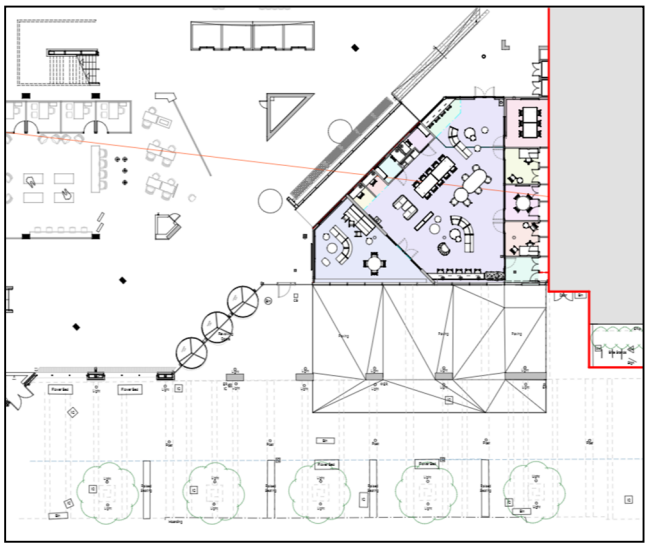
**Issues**

*Principle of Development*
Manchester Metropolitan University is one the UK's largest by enrolment, with over 44,000 students. Further, the Business and Law Faculty is the Universities second most enrolled.

The elevational alterations which permission is sought for will be accompanied by internal works to create a Careers space on the site. The proposal would support the enhancement of the student services offer on the All-Saints Campus. The change of function enables the University Careers service location to relocate and establishes a modern, accessible use.

As such, the proposal is acceptable pursuant to the Corridor Strategic Regeneration Framework and policy JP-P5 which requires that councils 'support the continued success of the university sector' by enhancing campuses and supporting development that entices new students to Greater Manchester's universities.



*Proposed internal layout and functions of new Careers space and site plan.*

*Visual Amenity*

The proposal will repurpose a currently disused area of the Business and Law Building. An additional accessible entrance would be added to the elevation enhancing the building's accessibility overall. Proposed landscaping will be updated to match the wider campus constituting an improvement to the site's coherence and appearance. The design would also take precedence from the wider campus and other areas of the Business and Law Building in it its utilisation of back painted glass and ceramic glazing panels. Thus the proposal would

constitute a sympathetic approach that enhances and preserves the campus's existing character.

*Footpath Protection*

The proposal would temporarily impact access to an area of the footpath. As can be seen in the site images, the scale of the works and location of the development impact a small area of the footpath and would not inhibit access to any areas of site or campus. Given this, the proposal does not unduly harm pedestrian mobility at the campus. The proposal is therefore acceptable under policy DC22.

*Conclusion*

In totality the proposal is a positive contribution to the Manchester Metropolitan University All Saints campus that supports the Council's strategic goals around the education sector. The changes to appearance would preserve the existing character and visual amenity of the area without undue harm to pedestrian access. The development would therefore be compliant with Manchester Core Strategy policies SP1, EN1 and DM1, and Places for Everyone policy JP-P5.

**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**

**Article 35 Declaration**
In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

**Condition(s) to be attached to decision for approval**

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: DAY-XX-XX-DR-A-71-1020 (Received 28 July 2025)
   Correspondence: Amended Scope of Works (Received 23 September 2025)
   Correspondance: Confirmation of design changes (Received 17 September 2025)
   Document (Excluding elevational drawings): Design and Access Statement (Received 2 July 2025)

   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) Prior to any external works, samples, and specifications of all materials to be used on all external elevations including hard landscaping shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

   Reason – To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

**Appendix 1 – List of consultees & neighbours notified**

Highway Services

Flat 7 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Clitheroe House, Lower Chatham Street, Manchester, M15 6BY
Flat 1 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 7 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 1 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 12 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 7 Block C, Cambridge North Hall, 4 Cavendish Street, Manchester, M15 6TT
Flat 12 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block B, Cambridge Hall North, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 1 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block B, Cambridge North Hall, Cavendish Street, Manchester, M15 6TT
Flat 7 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 12 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 1 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT

**Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL