MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143493/FO/2025
Date registered valid:	29 July 2025
Proposal:	Erection of new entrance structure.
Address:	Manchester Business School, Booth Street West, Manchester, M15 6PB
Ward(s):	Hulme Ward
Applicant:	University of Manchester
Agent (if any):	Miss Emma Spencer Wilson Mason & Partners
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11/09/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 August 2025

Standard consultations:
Printed: 6 August 2025 Expired: 28 August 2025

Neighbour notifications
Printed: 7 August 2025 Expired: 29 August 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the University of Manchester's Manchester Business School and has elevations onto Higher Chaltham Street, Higher Cambridge Street and Booth Street West. The Business School is 2-3 storeys and linked to the taller Hyatt House. The Business School's façades feature black matt pvc panels, large multi-storey glazing and coloured fins.

The existing glazed entrance pod is sited within the northeastern elevation, has a semi-circular drum shape with curved sliding double doors to the front.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The Manchester Business School is situated within the University Campus, with the Alliance Manchester Business School to the northeast, and the Humanities Bridgeford Street Building and Car Park D to the southeast. The site features an area of landscaped public realm immediately to the northeast.

Description of development

Planning permission is sought for a replacement entrance pod. The proposed pod would be sited wholly externally, having a rectangular shape, and the same a 2.44m width and 2.74m height as the existing entrance. The depth would increase from 1.16m to 2.25m. The existing steel surround would be retained to assist in the formation of abutments, and would feature single doors to either side.

The pod would have a powder coated aluminium framing with a 3mm aluminium sheet to the fascia.

There would also be an external stainless-steel bollard erected to house the access/swipe control.

Consultations & Notification Responses

Environmental Health:
No objection subject to condition.

Flood Risk:
No objection.

Issues

Policy Context

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity and accessibility. The following policies are considered relevant to this application:

The Adopted Core Strategy for the City of Manchester

- DM1 – Development Management
- CC10 – A Place for Everyone
- EN1 – Design Principles and Strategic Character Areas
- EN18 – Contaminated Land and Ground Stability
- SP1 – Spatial Principles

Places for Everyone

- JP-P1 – Sustainable Places

NPPF

- Section 12 (Achieving Well Designed Places)

Principle of Development

The application would see the existing entrance pod replaced with a rectangular, slightly deeper variant. The proposal does not materially impact the appearance of the building and is accessible. While records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses, the development is acceptable subject to appropriate condition. These matters are explored further below.

Visual Amenity

The proposed rectangular shape of the entrance pod is considered to be in keeping with the blocky appearance of the building and would not read as a significant departure from the original design.

Being constructed of aluminium framing finished in a dark grey colour, the proposed pod would match the adjacent curtain walling. Similarly, the doors comprised of glazing and matching curtain walling correspond the architectural features of the existing building. The proposed bollard is in keeping with this design and has no significant visual impact.

Ultimately, the proposed pod corresponds to the building's design, would appear well-integrated into the elevation by virtue of its materiality and does not significantly alter the appearance of the building as it is viewed within the street scene.

As such, the proposed external alterations associated with the change of use are considered to be acceptable in terms of visual amenity and compliant with Policies SP1, EN1, and DM1 of the Core Strategy, Policy JP-P1, as well as being in line with guidance contained within Section 12 of the NPPF.

Accessibility

The proposed entrance pod would maintain the existing level access to the building, and the Design and Access Statement confirms the door arrangement will conform to accessibility regulations, including statutory direction AD Part M. It also notes that in the event of a failure to the automated doors, there are existing escape doors at the bottom of the staircases to the north and south of the pod. These can operate as pass doors for those with specific mobility requirements.

In view of the above, the proposed use is acceptable with respect Core Strategy Policy CC10 regarding accessibility, subject to final details.

Contaminated Land

Environmental Health comments were received stating that records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses. Subject to a watching brief condition, the proposal is considered compliant with PfE Policy JP-P1 and Core Strategy Policy EN18 as they relate to contaminated land.

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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application.

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 location plan received 18/07/2025, the following drawings and documents also received 18/07/2025:

P 7320 L10- 01

P 7320 L20- 10

Design and Access Statement 7320 Revision 01 July 2025

and the P 7320 L20- 11 Rev 01 drawing received 28/07/2025

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP1, CC10, EN1, and DM1; Places for Everyone Policy JP-P1; as well as Section 12 of the NPPF.

3. The materials to be used on the external surfaces hereby permitted shall match those as specified on the approved plans in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to Core Strategy policies SP1, CC10, EN1, and DM1; Places for Everyone Policy JP-P1; as well as Section 12 of the NPPF.

4. In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is completed during the watching brief, then works shall cease until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to first use of the entrance.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Places for Everyone Policy JP-P1 and Core Strategy Policy EN18.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Apartment 2, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 4, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 21, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 10, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 5, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 29, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 49, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 42, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 11, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 13, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 55, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
40 - 42 Higher Cambridge Street, Manchester, M15 6AN
Staybridge Suites, 30 Higher Chatham Street, Manchester, M15 6ED
Apartment 1, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 24, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 53, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 46, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 15, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
57 Booth Street West, Manchester, M15 6PQ
Apartment 17, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 47, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 7, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 28, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 27, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 48, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 51, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 57, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 40, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Hyatt Regency Manchester, 55 Booth Street West, Manchester, M15 6PQ
Apartment 6, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 33, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 3, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 35, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 19, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 14, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 23, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 41, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 39, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 22, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
59 Booth Street West, Manchester, M15 6PQ
Ground Floor, 61 Booth Street West, Manchester, M15 6EP
Apartment 32, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 50, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 44, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 54, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 26, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 52, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 37, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 56, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR

Apartment 30, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 9, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 31, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 43, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 16, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 12, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 25, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 20, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 34, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 8, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 45, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 18, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 38, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 36, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
The Foyer, 61 Booth Street West, Manchester, M15 6PP

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL