

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143457/FO/2025		
Date registered valid:	28 July 2025		
Proposal:	Elevational alteration including replacement of a window panel for a proposed louvre		
Address:	University Of Manchester Student Union, Steve Biko Building, Oxford Road, Manchester, M13 9PR		
Ward(s):	Hulme		Ward
Applicant:	Joanna Broadhurst University of Manchester		
Agent (if any):	Halliday Meecham		
Case officer:	Sam		Elliott
	Tel:	0161	219
	Email: sam.elliott@manchester.gov.uk		2856
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: 31 July 2025 Expired: 21 August 2025

Neighbour notifications

Printed: 31 July 2025 Expired: 21 August 2025

Site notice

Posted: 14 July 2025 Expired: 05 September 2025

Press advert

Published: 5 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the University of Manchester's Student Union and has elevations onto Oxford Road, Lime Grove and Spa Street. The building is 3-4 storeys, features a stone façade where it fronts Oxford Road and has a horizontal emphasis due to its significant length. At the rear there are a series of outriggers comprised of red brick and variously clad in pvc panels.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The Student Union is situated within the University Campus, with the Alan Gilbert Library to the northwest, the Samuel Alexander Building to the east and the Manchester Academy to the southeast. The Grade I Holy Name Church is situated on the opposite side of Oxford Road to the application site.

Description of development

Planning permission is sought for a louvre to be sited within the east-facing elevation of the rear outrigger at second storey, replacing a panel of glazing. There would be a smart wall system with Alitherm heritage window inserts and a pre-made glaze-in louvre in RAL 7016 to match existing windows.

Consultations & Notification Responses

Publicity and Advertisement:

The proposal was advertised by way of site and press notice. Comments were also sent out to buildings which would be affected by the proposal. No comments were received.

Highways:

No objection.

Environmental Health:

No objection.

Issues

Principle of Development

The application would see the installation of a bespoke louvre within the building's second storey, to the rear of the building. Given its minimal impact on visual amenity, it is considered that the proposal is acceptable in principle.

Policy Context

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

The Adopted Core Strategy for the City of Manchester

- DM1 – Development Management
- EN1 – Design Principles and Strategic Character Areas
- SP1 – Spatial Principles

The Unitary Development Plan for the City of Manchester

- DC26 – Development and Noise

Places for Everyone

- JP-P1 – Sustainable Places

NPPF

- Section 12 (Achieving Well Designed Places)

Visual Amenity

The proposed louvre would be discrete, being set back from Spa Street with views limited to a narrow vantage attainable between the Samuel Alexander building and the Student Union. It is sufficiently integrated into the elevation and given its siting would not materially alter the appearance of the building. Additionally, given its discrete siting behind the main bulk of the Student Union it is not considered to impact upon the setting of the Grade I Holy Church on the opposite side of Oxford Road.

In view of the above, the proposed louvre is considered to be acceptable in terms of visual amenity and compliant with Policies DM1, EN1 and SP1 of the Core Strategy, Policy JP-P1 of PfE, as well as being in line with guidance contained within the NPPF.

Noise

Subject to condition, the proposal is considered acceptable with respect to saved UDP Policy DC26. In the event of an approval, a condition is recommended to ensure the louvre is installed in accordance with submitted documents, as well as ensure the applicant provides a verification report for the Council's approval prior to first use.

Highways

Due to the type of works proposed and its distance from the street, the proposed works described above will not be expected to have an impact on the adjacent adopted streets.

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 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 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 following drawings:

5814-HMA-V-ZZ-DR-A-00000 P01 received 15 July 2025

5814-HMA-V-ZZ-DR-A-00100 P01 received 15 July 2025

5814-HMA-V-ZZ-DR-A-20200 P01 received 15 July 2025

5814-HMA-V-ZZ-DR-A-20350 P01 received 28 July 2025

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

4. 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 first use of the louvre and any associated equipment, a 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 first use of the development.

b) Prior to the first 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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, in order to comply with saved policy DC26; of the Unitary Development Plan for the City of Manchester pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

The Royal Bank Of Scotland Students Union Branch, Manchester Academy, Oxford Road, Manchester, M13 9PQ

Campus Travel, Manchester Academy, Oxford Road, Manchester, M13 9PQ

Holy Name Church, 339 Oxford Road, Manchester, M13 9PG

Flat 1, St Pauls House, 337 Oxford Road, Manchester, M13 9PG

Appendix 2 – Planning constraints

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