

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142399/LO/2025

Date registered valid: 9 April 2025

Proposal: Listed Building Consent for installation of roof access ladders and guardrails.

Address: Coupland 3 Building , Coupland Street, Manchester, M15 6FH

Ward(s): Hulme Ward

Applicant: University Of Manchester

Agent (if any): Mr Michael Boyle SSA Consulting LLP

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 June 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 22 April 2025

Standard consultations:

Printed: 22 April 2025 Expired: 14 May 2025

Neighbour notifications

Printed: 22 April 2025 Expired: 14 May 2025

Site notice

Posted: 22 April Expired: 14 May 2025

Press advert

Published: 30 April 2025 Expired: 21 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed Building

Conservation area: Not applicable

Tree Preservation Order: Not applicable

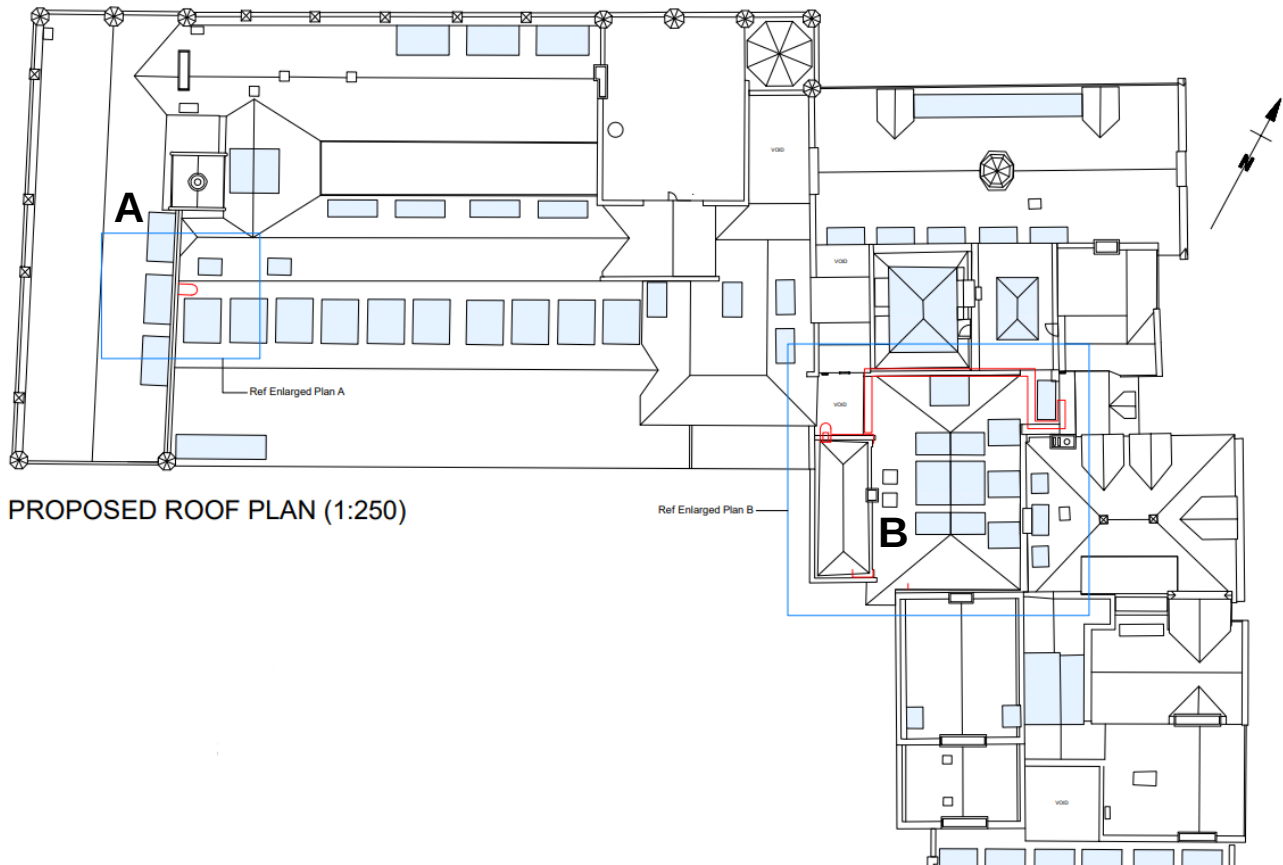
This application refers to the Coupland 3 Building located on the University of Manchester Campus. The building was the Former Medical School and forms part of a highly significant grouping of listed buildings. It is designated as a Grade II listed building.

The site is not within a conservation area but is within the setting of other adjacent listed buildings such as Manchester University Laboratories and the Burlington Rooms and attached railings.

Description of development

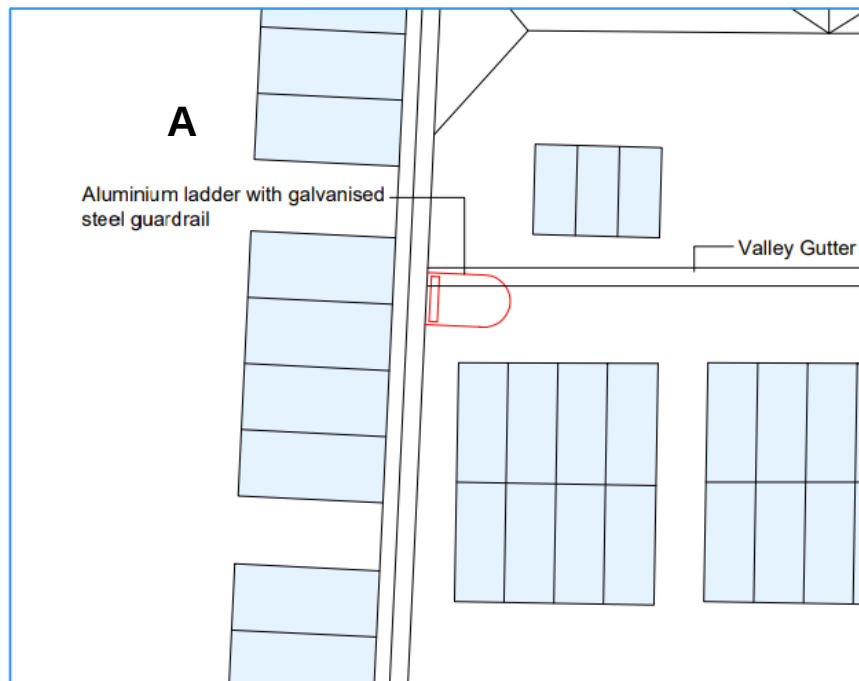
Permission is sought for the installation of a roof access ladders and guardrails to the Coupland 3 Building.

The roof access system is to provide protection to maintenance operatives carrying out clearance to gutters, reviews and any maintenance required to the roof, roof lights or windows.

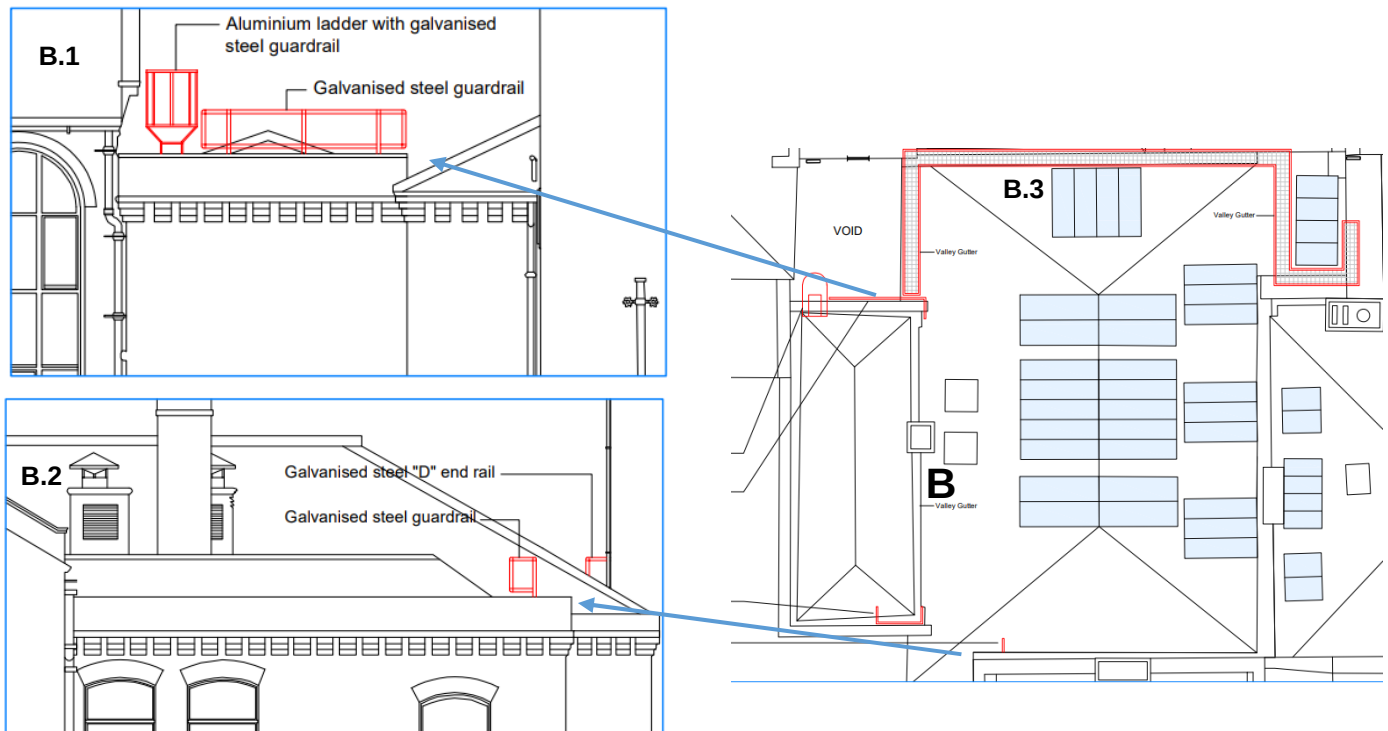


Proposed layout plan (works indicated in red)

- Area A refers to a new access ladder to the valley gutter on the west side of the roof.



- Area B refers to the location of a new ladder and walkway (B.1) and a new guardrail and D end (B.2)



Proposed elevations and layout plan of works

- Guardrails are proposed to the walkways on the roof as shown in red in the above image (B.3)

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Impacts of the listed building

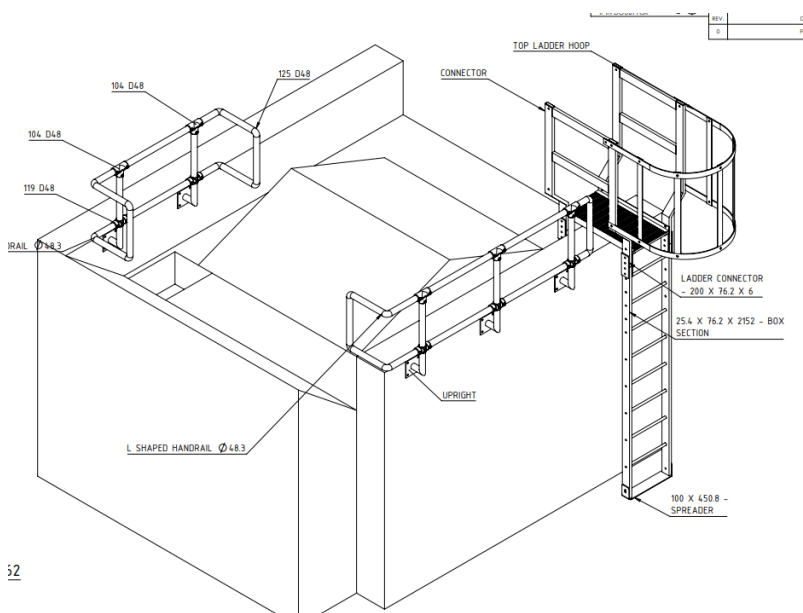
The proposal consists of the installation of ladders and guardrails to the roof of the Coupland 3 Building. The access ladders are sited in locations where they would be screened by the existing building or are significantly set away from the edge and therefore would not be visible from the street scene.

The scaled drawings indicate the guardrails will have a height of approximately 0.6m, taken from the top of the parapet or roof level. The guardrails to the southeast of the site (reference B.2 earlier in the report), are located on a section of the building significantly set back from Higher Cambridge Street by approximately 65m.

These rails to the southeast would be slightly visible from the street scene because they would extend above the existing roof. However, any views from public viewpoint would be from a significant distance.

The guardrails would be galvanised steel which is considered to detract from the listed building. In the interests of minimising any visual impact the LPA have requested further details of the materials and finish to be submitted through condition.

The submission only includes the fixing details to one section of the roof which shows fixings into brickwork with metal plates. These interventions into historic fabric would amount to a low level of less than substantial harm to the listed building.



Section of area showing fixings into listed building

The guardrail and ladder to the west side of the roof is acceptable in principle. This would not be visible from the street view. However, to minimise any impact on the listed building, the details of any fixings will be required through condition.

Similarly, detailed cross sections are required for the guardrails to the walkway to show any fixing details to understand any interventions into historic fabric. This will also be requested through condition.

Heritage Assessment

There would be a low level of less than substantial harm through interventions into historic fabric and by reason of the siting of the guardrails resulting in a minor impact on the character and setting of the listed building.

In accordance with requirements of paragraph 215 of the NPPF, where less than substantial harm occurs this must be set against the public benefits of the scheme.

The safety of any operatives carrying out maintenance works is also considered to be a material consideration and the principle of the works is considered to be justified. There would be public benefits through the improvement to the maintenance of the roof and its continued usage to prevent any deterioration and harm to the listed building.

Subject to the required conditions for the fixings details and the material and finishes to be submitted for approval, the public benefits outweigh the low level of less than substantial harm identified.

In light of the above assessment, this application is considered to be acceptable, as the low level of less than substantial harm is outweighed by public benefits, in accordance with paragraph 215 of the NPPF. The proposal is acceptable and complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC19, Places for Everyone Plan policy JP-P2 and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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/agent in a positive and proactive manner based on seeking 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Section/Details of Ladder and Guardrail: IDS-300-N1094
- Existing and Proposed Roof Plans: 2637_SDA_P.02
- Proposed East and North Elevations: 2637_SDA_P.03
- Proposed Layout Plan and Enlarged Elevations: 2637_SDA_P.04
- Design and Access Statement, prepared by SDA Consulting LLP (dated 11th March ref - Job Nr 2637)
- Heritage Statement (dated 4th April)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

- 3) Notwithstanding the approved drawings, prior to the commencement of development, the full and final details of the guardrails and ladder hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include product specifications for the materials and the type of finishes.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 4) Prior to the commencement of development, detailed section drawings of the guardrails to the walkway as shown on No.2637_SDA_P.04, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the details and method of any fixings to historic fabric.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

University Of Manchester, John Owens Building, Oxford Road, Manchester, M13 9PL
Dental Hospital, Higher Cambridge Street, Manchester, M15 6FH

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 3 (high 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) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL