MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141500/FO/2024
Date registered valid:	15 November 2024
Proposal:	Replacement of existing felt flat roof waterproof system with a new built up felt waterproof system and installation of external ladder with man-safe system.
Address:	Fiddes, Dalton Ellis Hall, Conyngham Road, Manchester, M14 5RL
Ward(s):	Rusholme Ward
Applicant:	Mrs Jo Wavish University of Manchester
Agent (if any):	Mrs Jo Wavish University of Manchester
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 June 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 December 2024

Standard consultations:
Printed: 25 February 2025 Expired: 11 March 2025

Neighbour notifications
Printed: 20 November 2024 Expired: 11 December 2024

Site notice
Posted: 7 January 2025 Expired: 28 January 2025

Press advert
Published: 26 November 2024 Expired: 17 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The building under consideration, Fiddes, is a 1970s 3-storey residential block located within the University of Manchester's Dalton Ellis Hall complex (Victoria Park residential campus) within the Victoria Park Conservation Area. The purpose-built student accommodation block (PSBA) is constructed in light brick with pebbledash rendered elements and upstand.

The building is an infill development within the grounds of historic villas in this location, located in the immediate setting of the Grade II listed Eaglesfield and Dalton Halll.

There are a number of other buildings on the Dalton Ellis site; ranging in construction dates from 1840 to 1981. Dalton Hall, Nield Wing, Sutherland, Graham, Fiddes and Ewings are halls of residences for students. Sunnyside (Non-Designated Heritage Asset) is a reading room and Eaglesfield is currently vacant. Dalton Hall, Nield Wing and Eaglesfield are all Grade II listing.

The halls are located off Conyngham Road in the Rusholme area of Manchester. The site is owned by the University of Manchester. The area is predominantly residential in character, though is home to a large number of apartment buildings and educational campuses (teaching and residential).





Listed building: Not applicable

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order: Not applicable

Description of development

The proposal is for replacement of existing felt flat roof waterproof system with a new built up felt waterproof system and installation of external ladder with man-safe roof-edge protection system.

Following discussions regarding initial design and heritage concerns, the proposal has been amended to comprise black cast aluminium RWP and hoppers (square design), black flashing, external ladder and collapsible man-safe roof-edge system and omission of the initial upstand detail.

Consultations & Notification Responses

Local responses
None

Consultee responses
None

Relevant Planning History

At Dalton Ellis Halls Residence site

124642/FO/2019 – Installation of new and replacement wall mounted lighting and 5m high free-standing lighting columns within external areas. Approved 29.10.2019.

At Lawerence Kendal Court

136943/FO/2023 – Installation of folding guard rail and associated re-roofing of squash court. Approved 04.07.2023. *Implemented.*

History of negotiations

The planning officer stated the following heritage concerns regarding the initial proposal:

- uPVC rainwater goods not acceptable, cast aluminium is preferred
- More discrete man-safe roof-edge protection system to roof should be explored
- Upstand should be finished in pebbledash concrete to match or high-quality metal alternative

The agent submitted revised plans by 25/02/2025, addressing these initial concerns.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places
JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 3 – Heritage (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC18 – Conservation Areas
DC19 – Listed Buildings

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Paragraph 8 states *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) ***an economic objective*** *– to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) ***a social objective*** *– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

c) ***an environmental objective*** *– to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

Paragraph 135 (c) states that developments should be "*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);"*

Paragraph 207 states *"Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance."*

Paragraph 208 states *"LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised."*

Issues

Principle of development:

The existing roof of Fiddes PSBA has suffered from longstanding rainwater penetration and is considered at the end of its serviceable life. As a result, the installation of a replacement flat roof and collapsible mansafe system is welcomed, however consideration should be given towards potential impact upon the character of the Conservation Area, visual and residential amenity.

Impact on the character of the Victoria park Conservation Area and visual amenity:

Policy EN3 of the Core Strategy, along with section 12 of the NPPF, states that consideration must be given to the impact of new developments on Victoria Park Conservation Area. The requirement to preserve or enhance the Conservation Area is also a key requirement within policy EN3 of the Core Strategy and saved policy DC18 of the UDP. As such, any new development must seek to retain the character of the area through careful detailing and, where appropriate, the use of compatible materials.

There will be minimal change to the external appearance of the Fiddes residential block. The proposed replacement roof system will be a 3-layer felt system with PIR tapered insulation. The proposal would replace the existing internal drainage system with an external drainage system via hoppers at roof level and external square rainwater downpipes.

The proposed new roof covering of 3-layer felt will match the existing roof covering. The existing roof is a flat roof, and the new roof will be a flat roof. The new roof will be 170mm higher than the existing roof. On the east and west elevations only, a powder coated black aluminium fascia is proposed, which is considered to give rise to a similar visual appearance to the original flat roof trim to be replaced.

The proposed replacement roof will be fully insulated to comply with Part L requirements, providing an energy efficient and thermally stable internal space.

Openings will be made within the existing concrete and pebbledash coping, 4 cutouts per north and south elevation are proposed, which will allow rainwater to drain straight into chutes, and then into the new hoppers and downpipes (as shown on revised plan ref: 8949-A106 Rev B). The new downpipes will connect to existing drainage gullies at ground level. The proposed downpipes and hoppers will be black cast aluminium to match heritage examples in the immediate residential complex.

The positioning of the drainage points has been dictated by the roof manufacturer's insulation design and drainage falls, balanced with positioning the drainage points as far away as possible from the window lintels to avoid the risk of any structural issues. This is considered acceptable on balance.

A fixed ladder with a safety cage will be installed on the east elevation of the building to give maintenance access to the roof from the existing hardstanding, sited 4m above ground level. Edge protection will be installed to the roof to provide safe maintenance access. The edge protection will be angled inwards and collapsible when not in use to minimise aesthetic impact.

Given the above, it is not considered that the proposed works to the Fiddes PBSA would have a detrimental impact upon the overall character of the Victoria Park Conservation Area. It would cause less than substantial harm that would be outweighed by the public benefits associated with the development, which supports the Councils net zero carbon reduction ambitions.

Impact on the setting of Listed Buildings:

The nearest listed building, Eaglesfield is located approximately 44 metres due northwest. Given this distance and the design and siting of the proposed works, as detailed above, it is not considered that the proposal would have a detrimental impact upon the character of the aforementioned listed buildings.

Impact on residential amenity:

The proposal would improve the efficiency of the PBSA roof covering and drainage systems, which would benefit current and future student occupiers.

Impact on Highway Safety:

The proposed development would not interfere with the existing parking provision within the University campus, as such is considered acceptable in this regard.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. In this instance revisions took place with regards to the proposed square cast aluminium RWP, flashing, external ladder and collapsible man-safe roof-edge system and omission of an upstand detail. Amended plans were submitted and the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 documents labelled:

- 'ELEVATIONS - WITH EDGE PROTECTION UP', numbered '8949 - A107 REV A', stamped as received by the City Council as Local Planning Authority on the 25/2/2025.
- 'ELEVATIONS - WITH EDGE PROTECTION DOWN', numbered '8949 - A107 REV A', stamped as received by the City Council as Local Planning Authority on the 25/2/2025.
- 'Proposed Roof Details Plan', numbered '8949 - A106 REV B', stamped as received by the City Council as Local Planning Authority on the 25/2/2025.
- 'Compound Plan', numbered '8949 - A102', stamped as received by the City Council as Local Planning Authority on the 13/11/2024.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of this development hereby permitted shall match those detailed in the agent's emails dated (25/2/25 & 1/4/25). For the avoidance of doubt these should include:

- Black cast aluminium square rainwater downpipes and hoppers
- Powder coated grey collapsible man-safe system (RAL 7046)
- Powder coated grey external ladder (RAL 7046)
- Powder coated black aluminium fascia (east & west elevations only)
- Felt replacement roof

Reason - To ensure the appearance of the building to be altered is not adversely affected by the materials to be used in the construction of the alterations, pursuant to saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester and policy DM1, SP1 and EN3 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Block 1 Floor G Flats 2, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Flat 12, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 6, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 18, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 3, 6 - 8 Conyngham Road, Manchester, M14 5SB
Apartment 23, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 5, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 6, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 19, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 3, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Flat 2, 23A Anson Road, Manchester, M14 5BZ
Block 2 Floor 2 Flats 5, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Block 1 Floor 2 Flats 5, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Flat 8, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 1, 6 - 8 Conyngham Road, Manchester, M14 5SB
12 Conyngham Road, Manchester, M14 5SA
4 Hope Road, Manchester, M14 5BB
Apartment 16, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 15, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Flat 1, 23 Anson Road, Manchester, M14 5BZ
Flat 6, 25 Anson Road, Manchester, M14 5BZ
Flat 1, 25 Anson Road, Manchester, M14 5BZ
Block 1 Floor 2 Flats 6, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Block 1 Floor 1 Flats 4, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Flat 20, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 13, 6 - 8 Conyngham Road, Manchester, M14 5SB
10 Conyngham Road, Manchester, M14 5SA
22 Denison Road, Manchester, M14 5SQ
Apartment 21, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 17, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Flat 3, 25 Anson Road, Manchester, M14 5BZ
Block 2 Floor G Flats 1, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Block 2 Floor G Flats 2, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Flat 10, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 5, 6 - 8 Conyngham Road, Manchester, M14 5SB
Apartment 10, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 18, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 2, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 12, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 8, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Flat 2, 23 Anson Road, Manchester, M14 5BZ
Flat 7, 23 Anson Road, Manchester, M14 5BZ
Flat 5, 23 Anson Road, Manchester, M14 5BZ
Flat 21, 6 - 8 Conyngham Road, Manchester, M14 5SB
14 Conyngham Road, Manchester, M14 5SA
17 Anson Road, Manchester, M14 5BZ
Apartment 7, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 12A, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Pankhurst Court, Conyngham Road, Manchester, M14 5RL

Flat 7, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 5, 23A Anson Road, Manchester, M14 5BZ
Flat 4, 23A Anson Road, Manchester, M14 5BZ
Flat 1, 23A Anson Road, Manchester, M14 5BZ
Block 1 Floor G Flats 1, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Block 1 Floor 1 Flats 3, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Block 2 Floor 2 Flats 6, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Block 2 Floor 1 Flats 3, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Block 2 Floor 1 Flats 4, Pankhurst Court, Conyngham Road, Manchester, M14 5RL
Flat 16, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 11, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 2, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 15, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 17, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 9, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 14, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 19, 6 - 8 Conyngham Road, Manchester, M14 5SB
Flat 4, 6 - 8 Conyngham Road, Manchester, M14 5SB
Cabin, 17 Anson Road, Manchester, M14 5BZ
Flat 3, 23A Anson Road, Manchester, M14 5BZ
Apartment 20, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 1, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 11, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Flat 6, 23 Anson Road, Manchester, M14 5BZ
Flat 4, 23 Anson Road, Manchester, M14 5BZ
Apartment 14, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 25, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Flat 4, 25 Anson Road, Manchester, M14 5BZ
Apartment 22, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Flat 8, 23 Anson Road, Manchester, M14 5BZ
Flat 3, 23 Anson Road, Manchester, M14 5BZ
Flat 5, 25 Anson Road, Manchester, M14 5BZ
Apartment 4, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 24, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Apartment 9, Fitzwilliam Court, 19 - 21 Anson Road, Manchester, M14 5BZ
Flat 2, 25 Anson Road, Manchester, M14 5BZ

Appendix 2 – Planning constraints

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
Conservation Area - Victoria Park Conservation Area 1972
Area Team Boundary - Name: SOUTH AREA