

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142344/FO/2025
Date registered valid: 7 March 2025
Proposal: Installation of lighting
Address: Holy Name Church, 339 Oxford Road, Manchester, M13 9PG
Ward(s): Hulme Ward

Applicant: Father Dushan Croos
Agent (if any): Miss Mirta Maria Silvestri Kepczyk Pearce Sanderson
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 01/05/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 January 2025

Standard consultations:

Printed: 13 March 2025 Expired: 3 April 2025

Neighbour notifications

Printed: 13 March 2025 Expired: 3 April 2025

Site notice

Posted: 14 March 2025 Expired: 4 April 2025

Press advert

Published: 18 March 2025 Expired: 8 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the Grade I listed Holy Name Church, constructed between 1869 and 1871 to a design by JA Hansom, renowned inventor of the Hansom cab. A tower was later added in 1928 to a design by AG Scott. The building has a number of interesting and innovative features, chief among them the roof which is constructed from a 'honeycomb' of terracotta pots. The lighter weight of this design allows for the use of very slender internal columns.

The building is Grade I listed but does not lie within a conservation area, but there are a number of Grade II listed buildings within its setting including the Manchester Museum across Oxford Road. The building makes a significant contribution to the appearance of the University of Manchester campus.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area relates to University of Manchester campus. The character of the area mainly comprises educational uses, with ancillary food and drink, retail and sports uses in the vicinity.

Description of development

The development relates to the introduction of uplighting to the tower to illuminate the figure of Christ during the hours of darkness and the archways to the belfry on each of the four elevations of the tower.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. A notice was placed in the local press advertising the works as those affecting a listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - condition for scheme controlling light overspill recommended. Proposed plans considered acceptable, but post completion validation scheme installed as described required.

Manchester City Council Highways Services - no objections, lighting entirely contained within redline boundary of site. Informatives required.

Issues

The main policies that relate to the application are DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage), CC5 (Transport) CC9 (Design and Heritage) of the Manchester Core Strategy (2012), saved policy DC19 (Listed Buildings) of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework.

Principle

The application seeks the installation of uplifting to the figure of Christ on the tower's Oxford Road elevation together with lighting recessed within the belfry. The lighting scheme reflects one originally installed when the tower was constructed, as evidenced by photographs provided by the applicant, showing the tower lit up in the same manner in promotional materials for the tower's formal opening in 1928. Thus, the scheme would reinstate an original element of the tower's design and highlight a decorative feature of particular architectural and cultural significance, thereby enhancing the appearance of the listed building. This is considered to be a public benefit of the scheme which outweighs any harm created from the introduction of modern lighting technology on to the exterior of the Grade I listed building.

The development is thus considered to accord with policies CC9 and EN3 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and paragraphs 214 and 219 of the NPPF as it would enhance the appearance of the building, by better revealing the features of significance of the Grade I listed building thereby providing the public benefits required by paragraph 214 of the NPPF.

Amenity

The tower stands significantly higher than many of the surrounding structures and thus the introduction of lighting has the potential to turn the tower into a visually obtrusive element within the street scene. Glare or light overspill from the lighting could potentially create disamenity to surrounding occupiers. The application was assessed by Environmental Health officers, who deemed the submitted scheme would not give rise to disamenity through light overspill. They recommended a post completion validation be secure by condition to confirm the scheme has been installed in accordance with the approved plans and an appropriate condition is attached to this approval.

The lighting would help illuminate a central decorative feature of the tower on its primary elevation, allowing it to be better appreciated during the hours of darkness. The lights themselves are recessed within arches and guttering/ parapets of the belfry, thereby obscuring

any sight of these elements of modern technology from any public vantage points. It is considered that the development would enhance the appearance of the tower at nighttime without negatively affecting the appearance of the elevations through the introduction of modern incongruous features that would clash discordantly with the decorative stonework.

Given the above, the application is considered to accord with policies DM1 and SP1 with regard to visual and residential amenity.

Highways safety

The upward orientation of the lighting should avoid any direct glare to oncoming traffic that would cause driver distraction. The application was assessed by Manchester City Council Highways Services and raised no concerns as the lighting would be entirely contained within the boundary of the site. Given the above, it is considered that the scheme is unlikely to be detrimental to highways safety and thus accords with policies CC5 and DM1 of the Manchester Core Strategy (2012).

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

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. In this instance, the application was considered acceptable and appropriate conditions have been attached to this approval.

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 - Proposed P 01 WEST ELEVATION OF TOWER
- Drawing - Proposed P 02 LOCATION OF EXTERNAL LIGHT FITTINGS
- Drawing - Proposed P 03 LOCATION OF INTERNAL LIGHT FITTINGS
- Drawing - Proposed P 04 LOCATION OF INTERNAL LIGHT FITTINGS
- Supporting Information DESIGN AND ACCESS STATEMENT WITH HERITAGE IMPACT ASSESSMENT

All received by the City Council, as Local Planning Authority, on 07/03/2025.

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

3) a) The lighting shall be installed in accordance with the approved scheme (Drawing - Proposed P 01 WEST ELEVATION OF TOWER ;Drawing - Proposed P 02 LOCATION OF EXTERNAL LIGHT FITTINGS; Drawing - Proposed P 03 LOCATION OF INTERNAL LIGHT FITTINGS; Drawing - Proposed P 04 LOCATION OF INTERNAL LIGHT FITTINGS received by the City Council, as Local Planning Authority, on 07/03/2025).

b) Within one month of the date of this approval, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Informatives

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

EE Pico Cell 1592362, Communication At The Junction Of Dover Street And Oxford Road, Dover Street, Manchester, M13 9PG
The Royal Bank Of Scotland Students Union Branch, Manchester Academy, Oxford Road, Manchester, M13 9PQ
Manchester Academy, Oxford Road, Manchester, M13 9PQ
Campus Travel, Manchester Academy, Oxford Road, Manchester, M13 9PQ
University Of Manchester Student Union, Steve Biko Building, Oxford Road, Manchester, M13 9PR
327 Oxford Road, Manchester, M13 9PG
333 Oxford Road, Manchester, M13 9PG
Vaughan House, Portsmouth Street, Manchester, M13 9GB
325 Oxford Road, Manchester, M13 9PG
Flat 1, St Pauls House, 337 Oxford Road, Manchester, M13 9PG
323 Oxford Road, Manchester, M13 9PS
2 Portsmouth Street, Manchester, M13 9GB
Telephonica O2 Site No 12485, Communication Station On Roof Of, Steve Biko Building, Oxford Road, Manchester, M13 9PR

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
Area Team Boundary - Name: CENTRAL