

**Planning****Growth & Development****Delegated officer report for planning application**

Application no. 141453/FO/2024

Date registered valid: 15 November 2024

Proposal: Installation of maintenance ladder and replacement roof system

Address: Plymouth, Hulme Hall, Oxford Place, Manchester, M14 5RR

Ward(s): Rusholme Ward

Applicant: Mrs Jo Wavish, University of Manchester

Agent (if any): Mrs Jo Wavish, University of Manchester

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 05/12/2024

Standard consultations:

Printed: 25 November 2024 Expired: 16 December 2024

Neighbour notifications

Printed: 25 November 2024 Expired: 16 December 2024

Site notice

Posted: 5 December 2024 Expired: 28 December 2024

Press advert

Published: 3 December 2024 Expired: 24 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal relates to a two-storey brick building with built up felt flat roof located within Hulme Hall on the University of Manchester Victoria Park campus. The building is currently in use as student residential accommodation.

Listed building: The application site is not a listed building but faces into the Grade II listed Hulme Hall (List Entry Number: 1246448)

Conservation area: Victoria Park Conservation Area 1972

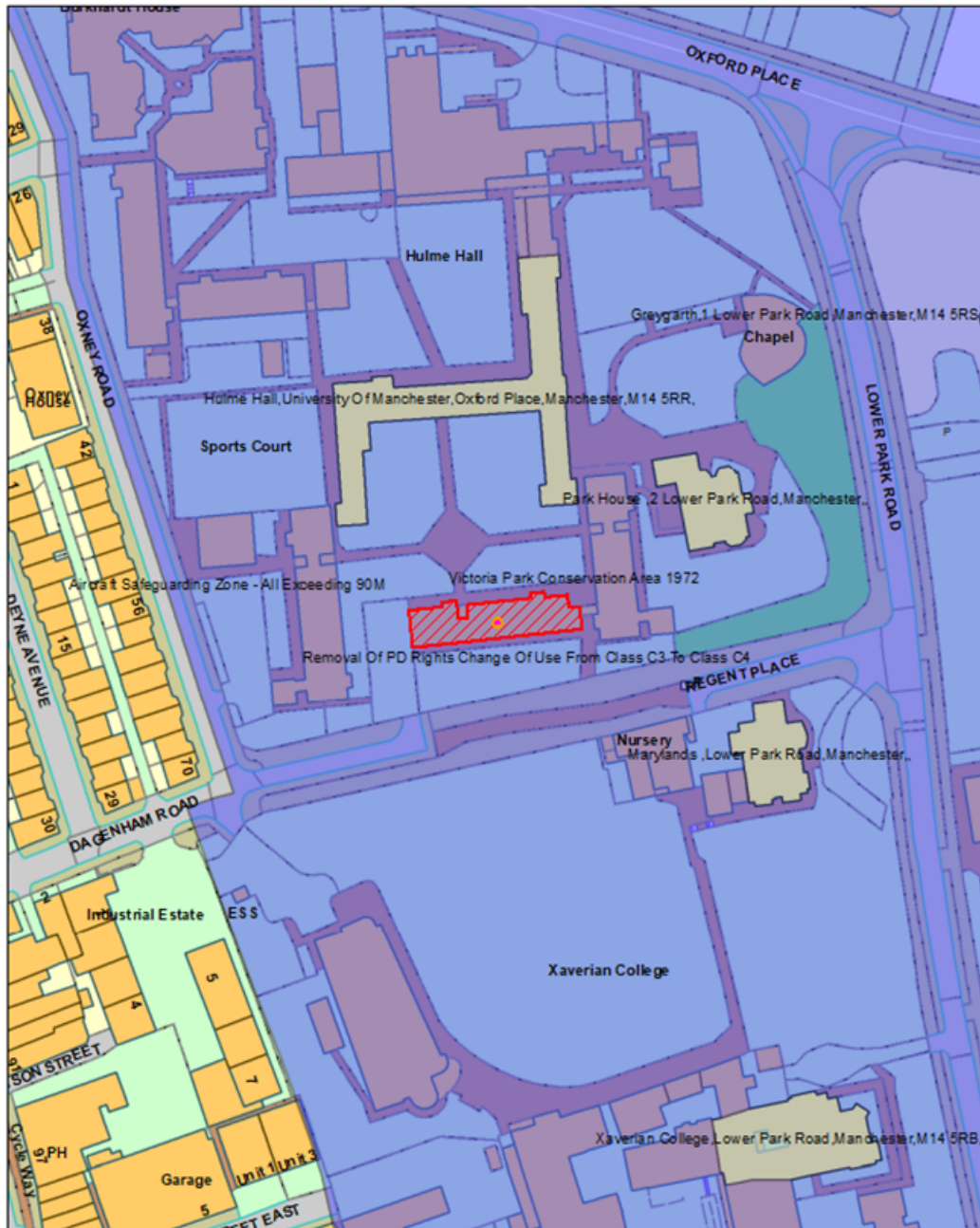
Tree Preservation Order: Not applicable



Figure 1. View from Regent Place

Description of area

The proposal is located at the south end of the University of Manchester Victoria Park campus facing Regent Place. Opposite sits Xaverian College with other residential and student accommodation situated in the locale. The campus sits with the Victoria Park Conservation Area. Several Listed Buildings sit within the Conservation Area, notably the Grade II Hulme Hall.



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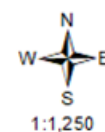


Figure 2. Location plan

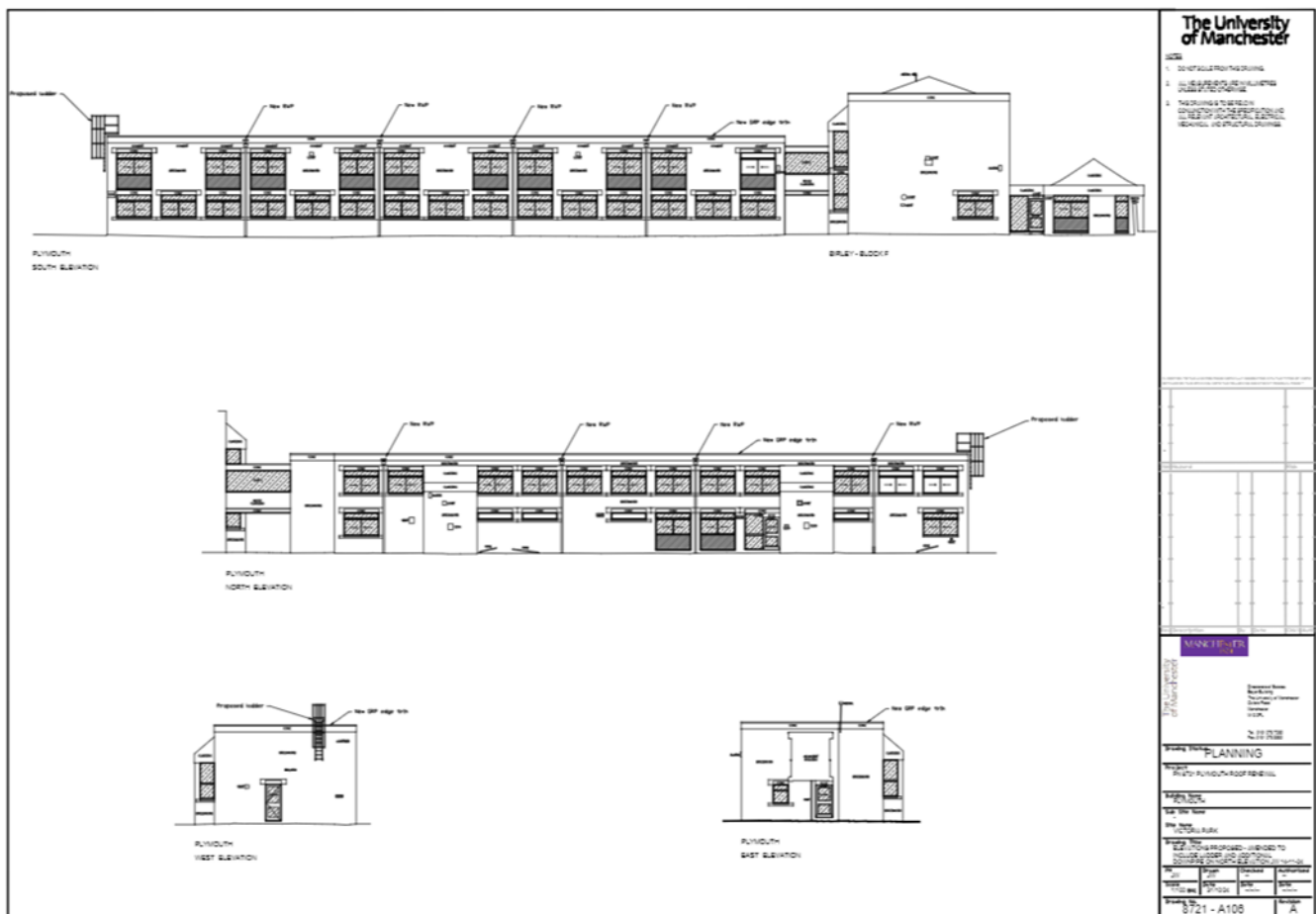
Description of development

The applicant proposes the Installation of maintenance ladder and replacement roof system.

The new roof system will be a 3-layer felt system with PIR tapered insulation. The existing roof upstand is provided by felt dressed into the parapet wall. The new roof will have a felt upstand dressed up and over the parapet coping, terminating into a black GRP trim around the perimeter of the roof.

The proposal is to replace the existing drainage system with hoppers at roof level connecting into downpipes. The new downpipes will connect to existing drainage gullies at ground level. The downpipes and hoppers will be black uPVC. This change to the drainage system will be achieved by using tapered insulation.

Safe access onto the roof will be via an aluminium fixed access ladder with a safety cage on the west elevation. The ladder will be installed 4 metres from the ground to prevent any unauthorised access and will be powder coated grey.



Decision: Approved 29/10/2019

124363/LO/2019

Description: LISTED BUILDING CONSENT for installation of new and replacement wall mounted lighting and 5m high free-standing lighting columns within external areas

Decision: Approved 29/10/2019

104641/FO/2014/S1

Description: Elevational alterations and reglazing to Plymouth and Birley buildings as part of refurbishment

Decision: Approved 20/03/2014

089588/FO/2009/S1

Description: External alterations including the creation of new openings and the replacement of existing doors and windows

Decision: Approved 11/06/2009

052472/LO/CENTL1/97

Description: LISTED BUILDING CONSENT Erection of decorative railings denoting pedestrian routes around site

Decision: Approved 24/02/1998

Consultation, notification & publicity responses

Consultations

Greater Manchester Police

Greater Manchester Police were consulted on this application but provided no comments within the consultation window.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Residents Associations and Groups

As per Appendix 1, Rusholme, Fallowfield and Moss Side Civic Society were notified of the proposal.

No one commented, objected, or gave their opinion on this application.

Publications

Site Notice and Press Advertisements

As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted.

No one commented, objected, or gave their opinion on this application.

Negotiations

Following the input of Heritage and Urban Design team the applicant was asked for the trim to be grey rather than black and for a detailed cross section of the parapet and water hoppers.

Updated proposed development.

The updated scheme changes the colour of the trim to grey.

Consultation, notification & publicity responses to updated proposed development

Not required due to minimal changes.

Relevant policies & the principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following local, regional and national policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 8 – Central Manchester
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC18 - Conservation Areas
 - DC19 - Listed Buildings
 - Area 11 – Rusholme and Fallowfield
 - RF3 - Victoria Park Conservation Area
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat5 - Inner Areas
 - Sustainable and Resilient Places
 - JP-S1 - Sustainable Development
 - Places for Jobs
 - JP-J1 - Supporting Long-Term Economic Growth

- JP-J2 - Employment Sites and Premises
- Places for People
 - JP-P1 - Sustainable Places
 - JP-P2 - Heritage
 - JP-P5 - Education, Skills and Knowledge
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The roof uses felt, grey GRP trim with black UPVC downpipes and hoppers. The materials are like the existing in colour and materiality and what is expected of this kind of development.

The proposed roof ladder access is constructed of aluminium and finished in grey powder coating. It is located on the west elevation away from the entrance and the local listed building.

Seen in context of the existing building the modifications are minimal and help modernised and future proof the building.

It is noted that previous application has been approved for external modifications, including new windows and doors.

It is noted a fire door and air condition unit sit on the elevation of the proposed stair access and have been accepted addition to the building.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal can be seen from Regent Place however the scale and material choices minimise any impact to the street scene.

The proposed development won't significantly change the area's character, the elevational changes would be minimal and given the historic elevational changes (including new window treatments) the

insertion of new roofing, drainage pipes and a new roof ladder would be in keeping with the ongoing modernisation of these buildings.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal is expected to have a negligible effect on privacy.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Community safety and crime prevention.

Greater Manchester Police were consulted on the proposal and had no comment.

The proposal is in accordance with this development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal is within the Victoria Park Conservation Area.

Victoria Park conservation area, three kilometres to the south of the city centre, was designated in March 1972.

It extends from the backs of properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West, and Rusholme Grove in the south. The west boundary is Oxney Road and the backs of properties on Wilmslow Road. To the east the boundary is formed by Anson Road, the backs of properties on Langdale Road and Laidon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

Approx. 25m to the north of the property lies the Grade II* listed Hulme Hall.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene. It is of note that there have been several elevational changes approved at Plymouth and other local buildings which are of minimal impact.

Aspects have been changed in negotiation to further mitigate the impacts to the Heritage assets.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

The proposal is exempt from biodiversity net gain on the de minimis exemption.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal has no effect on green infrastructure and is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a minimal impact on drainage. The proposed rainwater drainage would use the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

We consider this proposal to accord with the principles of this policy.

Objective 2 - Economy and the City Centre

EC 1 - Employment and Economic Growth in Manchester

This policy outlines the overall strategy for employment and economic growth in Manchester.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space

This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 8 – Central Manchester

This policy outlines the principles for employment opportunities in Central Manchester including the Corridor (Manchester) within the Central Manchester Regeneration Area.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

We consider this proposal to accord with the principles of this policy.

EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management. In particular, development that complements and takes advantage of the distinct historic and heritage features of the city’s districts and neighbourhoods.

We consider this proposal to accord with the principles of this policy.

Saved Unitary Development Plan (UDP) Policies

The Core Strategy replaced most of the UDP, but some UDP policies were saved and still apply to this proposal.

Citywide Development Control Policies

DC18 - Conservation Areas

This policy outlines the key issues when considering the development proposals within Conservation Area.

We consider this proposal to accord with the principles of this policy.

DC19 - Listed Buildings

This policy outlines the key issues when considering the development proposals for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest.

We consider this proposal to accord with the principles of this policy.

Area 11 – Rusholme and Fallowfield

RF3 - Victoria Park Conservation Area

The Council will improve the following sites in the Victoria Park Conservation Area:-

- a) Regent Place;
- b) Kent Road West.

To ensure the continued protection and enhancement of the distinctive character of the area. The proposal is a further development of the Strategy pursued by the Council for many years for the Victoria Park Conservation Area.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat5 - Inner Areas

This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1 - Sustainable Development

This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

We consider this proposal to accord with the principles of this policy.

Places for Jobs

JP-J1 - Supporting Long-Term Economic Growth

The policy outlines the ambition to have a thriving, inclusive and productive economy in all our boroughs.

We consider this proposal to accord with the principles of this policy.

JP-J2 - Employment Sites and Premises

This policy outlines the strategy for a diverse range of employment sites and accessible premises, both new and second-hand, to offer opportunities for all kinds and sizes of businesses.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 - Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

JP-P2 - Heritage

This policy outlines how We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

We consider this proposal to accord with the principles of this policy.

JP-P5 - Education, Skills and Knowledge

This policy outlines how Significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 2 - Achieving sustainable development

Section 2 of the NPPF outlines how the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Considering potential impacts (Para. 199-208)

These paragraphs outline when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

The proposed development for the installation of a maintenance ladder and replacement roof system at Plymouth, Hulme Hall, University of Manchester, has been thoroughly assessed. The project aligns with local, regional, and national planning policies, including the Manchester Core Strategy and the National Planning Policy Framework. The proposed changes are minimal and designed to modernize and future-proof the building while having a negligible impact on the surrounding area, including the Victoria Park Conservation Area and nearby heritage assets. The materials and design choices are appropriate and in keeping with the existing structure. No objections were raised during the consultation process. Therefore, the recommendation is to approve the application, subject to the specified conditions.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

62 Oxney Road, Manchester, M14 5SZ
60 Oxney Road, Manchester, M14 5SZ
58 Oxney Road, Manchester, M14 5SZ
56 Oxney Road, Manchester, M14 5SZ
54 Oxney Road, Manchester, M14 5SZ
64 Oxney Road, Manchester, M14 5SZ
Flat At, Xaverian College, Lower Park Road, Manchester, M14 5RB
70 Oxney Road, Manchester, M14 5SZ
68 Oxney Road, Manchester, M14 5SZ
Xaverian College, Lower Park Road, Manchester, M14 5RB

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