

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140884/FO/2024

Date registered valid: 4 December 2024

Proposal: Temporary siting of three storey modular building and associated infrastructure for period of five years in association with education space provision (Use Class F1(a))

Address: Land Adjacent To Arthur Lewis Building, University Of Manchester, Oxford Road, Manchester, M13 9PL

Ward(s): Hulme Ward

Applicant: Mr Matt Ellmore University of Manchester

Agent (if any): Mr Jason Lloyd Halliday Meecham Architects Ltd

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

Recommendation: Approve

Date of recommendation: 29 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 December 2024

Standard consultations:

Printed: 12 December 2024

Expired: 5 January 2025

Neighbour notifications

Printed: 12 December 2024

Expired: 5 January 2025

Site notice

Posted: 20 December 2024

Expired: 13 January 2025

Press advert

Published: 17 December 2024

Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is accessible via Oxford Road and is located between the Arthur Lewis Building and Waterloo Place. The site is currently vacant grass land, bordered by a pavement along with a bicycle hoops and bins. The site is adjacent to the rear of the Grade II listed building Waterloo Place, comprising of 7 townhouses.

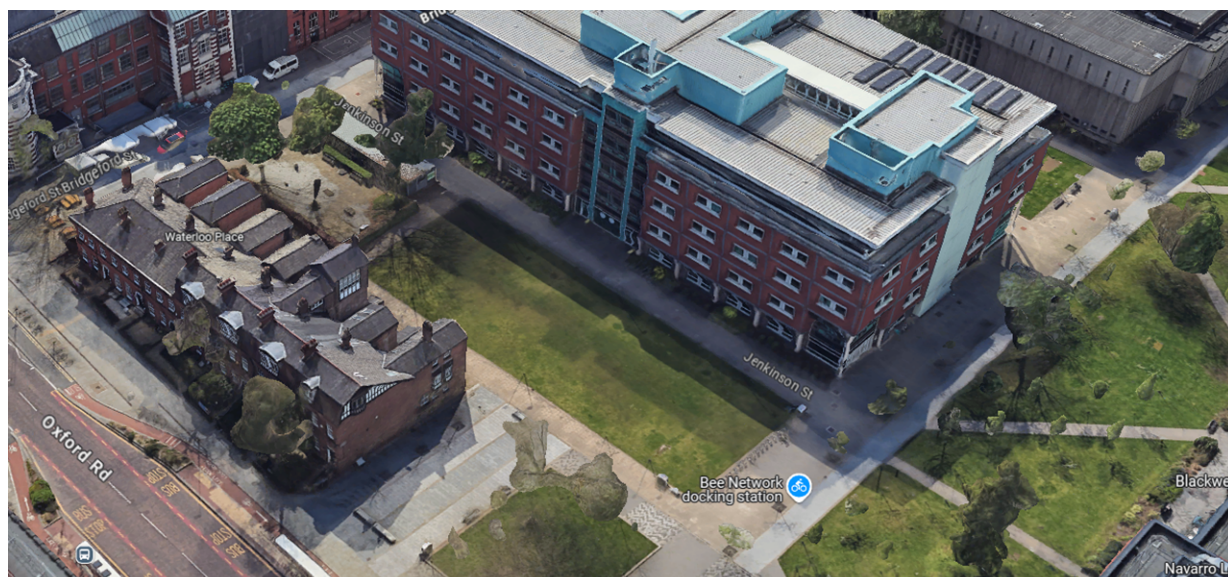


Figure 1 – Aerial of the application site

Description of development

Temporary permission is sought for the installation of a three-storey modular building adjacent to the Arthur Lewis Building at the University of Manchester.

The building consists of an existing three storey cabin to be relocated from York Street, in addition to an extension to form a larger combined cabin to meet the requirements set out by the University of Manchester.

The building will have the following dimensions 45m (length) x 12m (width) x 9m (height).

The site will also have gated condenser units, a gated external bin store and a M&E compound.

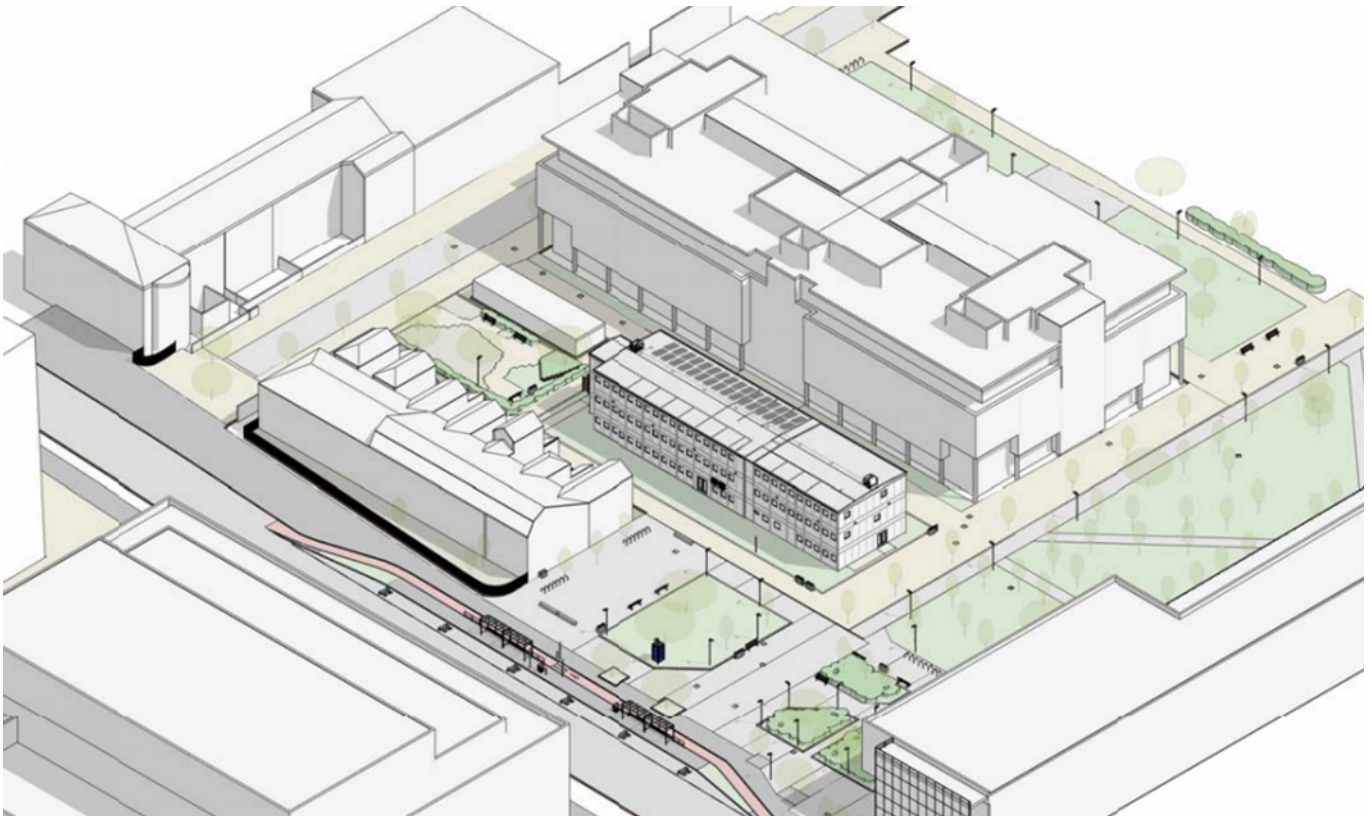
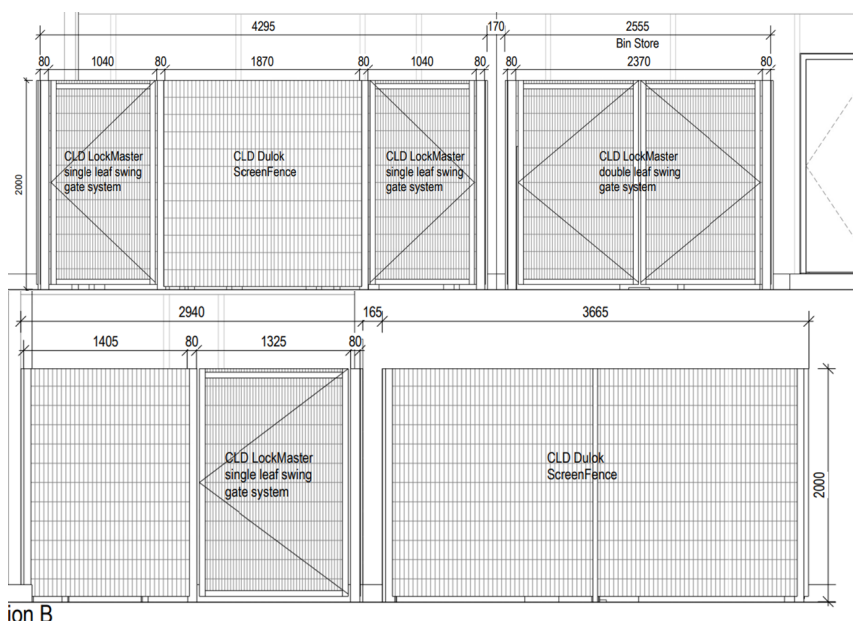


Figure 1 – Scale and massing drawing of proposed modular unit



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Figure 2 – External elevations of the fencing around the compound, bin store and condenser units

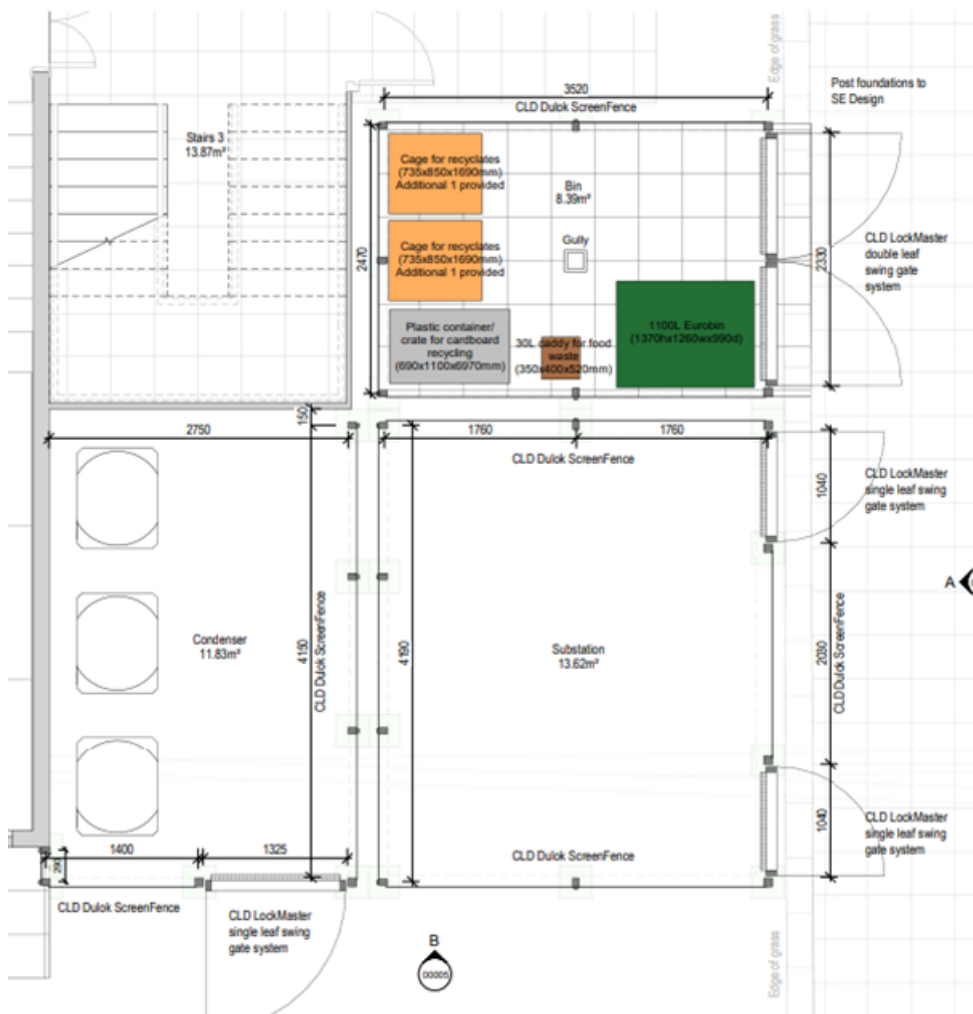


Figure 3 – Proposed Plan of gated condenser units, a gated external bin store and a M&E compound

Consultations & Notification Responses

Highway Services - No objections

Environmental Health - The findings within the Noise Impact Assessment are accepted and a verification report is required. The applicant has not submitted the Phase I report in relation to ground contamination. The agent has accepted that this is to be requested through a pre-commencement condition.

Neighbourhood Team Leader (Arboriculture) - No objections and suggested informative

MCC Flood Risk Management - No objections subject to conditions. Given the lifetime of the proposed temporary development is five years, they have updated the relevant climate change allowances for peak rainfall accordingly.

United Utilities Water PLC - No objection subject to recommended condition for drainage.

Greater Manchester Archaeological Advisory Service - No objections

Environment Agency – No comments

University Of Manchester – No response received

Greater Manchester Police - No response received

Policies

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 SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN 4 – Reducing CO2 emissions by Enabling Low and Zero Carbon Development
- Policy EN 5 – Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN 8 – Adaption to Climate Change
- Policy EN 9 – Green Infrastructure
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN19 - Waste
- Policy DM1 – Development Management

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

- Policy DC26 – Development and Noise
- 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-S1 – Sustainable Development
- Policy JP-S2 – Carbon and Energy
- Policy JP-P1 – Sustainable Places
- Policy JP-P5 – Education, Skills and Knowledge
- Policy JP-G7 – Trees and Woodland
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-S4 – Flood Risk and the Water Environment

Issues

Principle

The University have a decarbonisation strategy to achieve net zero carbon by 2038 and to accommodate this they require a temporary building to relocate staff and students whilst the existing buildings included within this strategy are retrofitted.

It is acknowledged that the structure would result in the temporary loss of green space. However, the site is not considered to be the most sensitive area of amenity space within the Campus as it consists of grassland with no other vegetation such as trees or shrubs.

The principle of the temporary building is considered to be acceptable as it would contribute towards combating climate change objectives and will only temporarily lead to loss of green space.

Visual Amenity and Heritage

The building is sited on existing green space within the University Campus. The building will be predominantly screened by mature trees along Oxford Road and therefore there would be limited visibility from pedestrians travelling along Oxford Road and outside of the University Campus.

The building will be three storeys and is of a similar height to the adjacent Grade II listed building (Waterloo Place) as shown below in Figure 2.

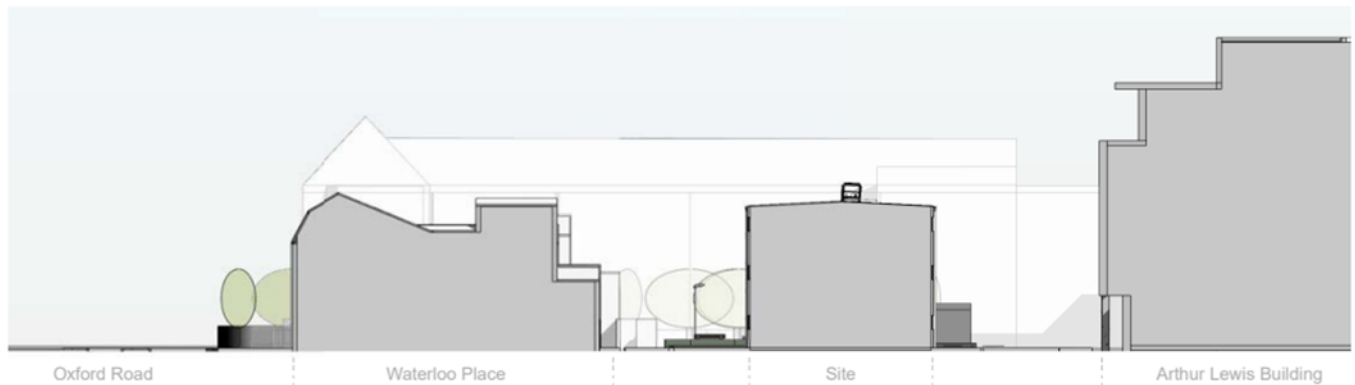


Figure 2 – Proposed site section

The building is considered to result in less than substantial harm to the setting and significance of the grade II listed building by virtue of its scale and siting. In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits a scheme. There would be benefits associated with application as it allowing the University to implement their decarbonisation strategy and improve existing facilities serving an educational use. This is considered to outweigh the identified harm, and it is noted any harm is temporary as the structure will be removed after a five-year period.

Conditions will be recommended to ensure the building is removed and for a scheme to be submitted outlining measures to restore the land.

The modular building consists of white cladding and uPVC windows as it will constructed from prefabricated materials to allow it to be constructed quickly. This type of building is considered to be appropriate for a temporary use and is acceptable in this instance.

Details of the proposed fencing around the enclosure of the condenser units, external bin store and M&E compound will be requested through condition.

In light of the above, the proposal is considered to accord with Policies DM1, D9, EN1 and EN3 of the Core Strategy and Policy DC19 of the Saved Unitary Development Plan.

Noise and Disturbance

The Council's Environmental Health Officer (EHO) has reviewed the Noise Impact Assessment and accepts the assessment which demonstrates there would not be an unacceptable impact on the amenity of nearby residential occupiers. A verification report will be required to be submitted to the Local Planning Authority to confirm any external plant will not exceed the limits set out in the Noise Impact Assessment.

Subject to the necessary condition, the proposal is considered to comply with Policy DM1 of the Core Strategy and DC26 of the Saved Unitary Development Plan.

Impact on the highway network and associated matters

The modular building will be relocating existing teaching facilities and will not result in any additional students. The site is within a sustainable location and the level of trips generated is not anticipated to be increased.

The site does not provide any car parking but given the close proximity to sustainable travel offer this is considered to be acceptable in principle.

The Council's Highways Officer has not identified any issues or concerns which would result in any unacceptable impact on the highway network, in accordance with Policy DM1 of the Core Strategy.

Access

The drawings indicate external ramps will be in place at the modular building access points. It is recommended that the access ramp is constructed in line with current guidelines and standards.

Whilst disabled access will only be provided to the ground floor of the building, given the temporary nature of the development it is acceptable in this instance.

Waste Management

The proposal includes a waste storage area. The Waste Collection Statement confirms that the waste collection will form part of the existing waste collection management on-site. The EHO and Highways Officer confirm this is acceptable.

Flood Risk/Surface Drainage

The Council's Flood Risk Management Team has reviewed the proposal and recommended a surface water drainage scheme is submitted prior to the commencement of development. Given the lifetime of the proposed temporary development is five years, the standard condition has been altered with the relevant climate change allowances for peak rainfall.

A separate condition has also been recommended requiring a verification element to the above condition to be carried out prior to the first occupation of the development hereby approved.

Ground conditions

A preliminary risk assessment, site investigation report and remediation strategy are required to be submitted, along with a verification report to follow once the development commences. This will be conditioned as such.

Impact on Trees

The development will be sited on an area of grassland and will not impact on any existing trees. As per the advice of the Council's Arboriculture Officer, any methods of installation should consider the surrounding trees and any necessary cable installations or heavy machinery entering the site should be well planned to avoid any disturbance to nearby trees.

Biodiversity Net Gain

10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The submitted Biodiversity Net Gain (BNG) report and statutory Biodiversity Metric identified that there will be an overall loss in biodiversity, contrary to the above statutory requirement.

Greater Manchester Ecological Unit (GMEU) accept that the habitat lost will be grassland and is classified as low distinctiveness and low strategic significance given it is a common habitat. They acknowledge, the Design and Access Statement suggests where retained grassland is to be retained, it could be planted with shrub, or a wildflower mix to enhance habitats.

Whilst no further details have been provided regarding the necessary 10% BNG, this can be secured through the requirement of the submission of a Biodiversity Gain Plan and Habitat Management and Monitoring Plan.

Conclusion

The proposal will contribute towards reducing emissions at the University as it would allow the temporary facilities whilst existing buildings are to be retrofitted with equipment which utilise renewable energy sources. The proposal is therefore considered to contribute positively to climate change.

Whilst harm has been identified in terms of the impact on the nearby adjacent listed building, it is considered any harm is outweighed by the public benefits and temporary nature of the building.

In conclusion, subject to the recommended conditions, the proposal is considered to be acceptable and complies with the relevant Policies of the Core Strategy, Saved Unitary Development Plan and paragraphs of the National Planning Policy Framework.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

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

- 1) The permission hereby granted is for a limited period only, expiring on 29 January 2030.

Reason - The use hereby granted is for a temporary period only to help meet the short term demand for facilities at the site and to allow a long term strategy to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 2) The use hereby permitted shall be discontinued no later than the 29 January 2030 and the buildings and works comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 3) Prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

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

- Proposed Site Plan: 5668-HMA-MS2-ZZ-DR-A-00003 P05
- Plant Noise Assessment: CSGA-C2234-T1

All stamped as received by the City Council as Local Planning authority on the Received 4 December 2024

- Biodiversity Net Gain Assessment: RHE.4051.02
- Statutory Biodiversity Metric Calculation Tool

All stamped as received by the City Council as Local Planning authority on the Received 22 October 2024

- Design and Access Statement: 5668-HMA-MS2-ZZ-DR-A-8001_P2
- Proposed Compound Plan and Elevations: 5668-HMA-MS2-ZZ-DR-A-00005 P03

- Proposed Elevations: 5668-HMA-MS2-ZZ-DR-A-00204 P04
- Waste Collection Statement
- Waste Proforma

All stamped as received by the City Council as Local Planning authority on the Received 20 September 2024

- Extended Phase 1 Habitat Survey: RHE.4051
- Proposed HVAC Systems Layout: 0406198-HLEA-XX-ZZ-DR-M-600-001 P02
- Proposed Floor Plans: 5668-HMA-MS2-ZZ-DR-A-00202 P05
- Proposed Roof Plan: 5668-HMA-MS2-ZZ-DR-A-00203 P03

All stamped as received by the City Council as Local Planning authority on the Received 29 August 2024.

Reason: To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

- 5) The modular building hereby approved, as shown on the drawing stamped as received by the City Council, as Local Planning Authority, on the 29 August 2024, shall not be open outside the following hours:

Monday – Friday: 8-6pm
 Saturday-Sunday: Closed
 Bank Holidays: Closed

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

- 6) a) The plant hereby approved will be carried out in accordance with the Noise Impact Assessment CSGA-C2234-T1, received 4 December 2024.

b) Prior to the operation of the plant, 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved UDP policy DC26.

- 7) a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be

submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b. Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c. In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

- 8) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

- 9) The details of the approved Waste Management strategy as outlined in the Waste Collection Statement (received 20 September 2024) and Waste Proforma shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

10) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.
- Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.
- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 40% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 40% Climate Change.
- Where a sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.
- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- Construction details of flow control and SuDS elements.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

11) Prior to the first occupation the modular building hereby approved, a maintenance and management of the surface water drainage scheme, as approved by Condition 10, shall be

submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 10.

Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

- 12) Prior to commencement of development, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric Report Ref: RHE.4051.02 for University of Manchester, received 22 October 2024 and prepared by Rachel Hacking Ecology Limited.

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the LPA. It shall be prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development hereby approved; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

- (f) HMMP has been implemented; and
- (g) habitat creation and enhancement works as set out in the [HMMP] have been completed.

Prior to the first use of the modular building hereby approved:

- (h) the habitat creation and enhancement works set out in the approved [HMMP] have been completed; and
- (i) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Core Strategy Policy EN15, Places for Everyone Policy JP-G8 and the National Planning Policy Framework.

13) Prior to the commencement of development and notwithstanding the details shown on drawing No.568-HMA-MS2-ZZ-DR-A-00005, details of fencing for the temporary enclosure of the condenser units, external bin store and M&E compound, shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall thereafter be implemented and maintained in accordance with the approved details.

Reason - In the interests of visual amenity and site security, pursuant to Policies SP1 and DM1 in the Manchester Core Strategy.

Informative

1. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email highwaylicences@manchester.gov.uk.
2. Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
 - Monday - Friday: 7.30am - 6pm
 - Saturday: 8.30am - 2pm
 - Sunday / Bank holidays: No work
3. The proposed methods of installation should take into account the surrounding trees and any necessary cable installations or heavy machinery entering the site should be planned to avoid any tree disturbances.
4. MCC records highlight that the underground Corn Brook is located within close proximity to the site (approximately 40m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: <https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>.
5. The drawings indicate external ramps will be in place at the modular building access points. It is recommended that the access ramp is constructed in alignment with MCC Design for Access 2 Guidance.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Greater Manchester Archaeological Advisory Service
University Of Manchester

University Of Manchester, Kilburn Building, Oxford Road, Manchester, M13 9PL
Milk And Honey Cafe, St Peters House, Oxford Road, Manchester, M13 9GH
St Peters House, Oxford Road, Manchester, M13 9GH
182 - 184 Oxford Road, Manchester, M13 9GP
188 Oxford Road, Manchester, M13 9GP
180 Oxford Road, Manchester, M13 9QQ
178 Oxford Road, Manchester, M13 9QQ
176 Oxford Road, Manchester, M13 9QQ
144 Oxford Road, Manchester, M13 9GP
148 Oxford Road, Manchester, M13 9GP
Blackwell's, 146 Oxford Road, Manchester, M13 9GP
Five Guys, 142 Oxford Road, Manchester, M13 9GP
Friska, 140 Oxford Road, Manchester, M13 9GP
132 Oxford Road, Manchester, M13 9GP
BREWDOG, 136 Oxford Road, Manchester, M13 9GP
TAKK, 138 Oxford Road, Manchester, M13 9GP
134 Oxford Road, Manchester, M13 9GP
130 Oxford Road, Manchester, M13 9GP
UTILITY, 128 Oxford Road, Manchester, M13 9GP
The Co-operative Food, 126 Oxford Road, Manchester, M13 9GP

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL