

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141174/FO/2024		
Date registered valid:	18 December 2024		
Proposal:	Installation and operation of a roof mounted fan and accompanying piped infrastructure.		
Address:	Royce Hub Building, Upper Brook Street, Manchester, M13 9PL		
Ward(s):	Hulme		Ward
Applicant:	Mr Stuart Lockwood University of Manchester		
Agent (if any):	Mr Tim Farnworth Halliday Meecham		
Case officer:	Emily		Booth
	Tel: 0161	234	4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	27 January 2025		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24 January 2025

Standard consultations:

Printed: 23 December 2024

Expired: 16 January 2025

Neighbour notifications

Printed: 23 December 2024

Expired: 16 January 2025

Site notice

Posted: 3 January 2025

Expired: 24 January 2025

Press advert

No press advert had been published

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

Description of area

This application relates to the Royce Hub building, formerly the Henry Royce Institute, which is a contemporary ten-storey higher education building that is located with the University of Manchester Campus. The land to the rear and sides of the building has been landscaped. It is not a listed building and is not located in a Conservation Area. The nearest listed building is the Grade II* Listed Former Welsh Baptist Chapel, which is situated diagonally opposite the site.

The building is located on Upper Brook Street and is located centrally within the emerging Engineering and Physical Sciences area of the University of Manchester campus. Bounded in the east by Upper Brook Street, it sits between the Alan Turing Building and Aquatics Car Park, alongside a key delivery and pedestrian route. This route links the site with a number of related facilities - the forthcoming Manchester Engineering Campus Development (MECD), National Graphene Institute (NGI), Photon Science Institute (within the Alan Turing Building) and School of Physics and Astronomy (Schuster Building).

The site is also adjacent the Ardwick, and Longsight areas of Manchester and surrounding uses include educational uses, a hospital, shops, cafes and car showrooms.

It is within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

The part of the building subject of this application is the roof, which contains a large amount of equipment that is well screened by a parapet/screen.

Description of development

Planning permission is sought for the installation and operation of a roof mounted fan with accompanying piped infrastructure that would be located within the plant area of the roof.

Consultations & Notification Responses

Environmental Health - Confirmed that the acoustic report is accepted, but verification should be required by condition.

Publicity - The occupiers of adjacent premises have been notified by letter of the application. The development was advertised in the local press as public interest. Site notices were also placed adjacent to the site. No representations have been received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity -

Various long-range and short-range views have been assessed of the rooftop and the existing equipment can barely be seen, but one instances of very restricted views of the existing

equipment could be gained from street level on Upper Brook Street. Given this, it is considered reasonable to require the equipment to be painted a shade of grey to match the colour of the elevations by condition to ensure that the equipment is disguised in any views.

The proposal would have negligible impact on the setting of the nearby listed building given its situation in a rooftop plant area among other plant and equipment and well screened.

Given the above, it is considered that the proposal would not cause harm to the affected heritage asset by the above-described works and the proposals are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Given the above, the works are considered to be consistent with the above identified policies.

Amenity Including Residential Amenity -

The conditions recommended by our Environmental Health Service would be applied to the application to ensure that the equipment would not cause disturbance.

Given the above, it is considered that the proposals are acceptable in terms of residential amenity and the amenity of surrounding occupiers in accordance with policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

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 officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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:

The site location plan referenced 5801-HMA-RB-ZZ-DR-A-0001 Rev P1 received by the City Council as local planning authority on 7 October 2024

The drawings referenced:

5801-HMA-RB-ZZ-DR-A-0202 Rev P1
5801-HMA-RB-ZZ-DR-A-0203 Rev P1
5801-HMA-RB-ZZ-DR-A-0204 Rev P1
5801-HMA-RB-ZZ-DR-A-0205 Rev P1

received by the City Council as local planning authority on 7 October 2024

5801-HMA-RB-RF-DR-A-0201 Rev P1
5801-HMA-RB-ZZ-DR-A-0208 Rev P1

received by the City Council as local planning authority on 18 December 2024

The Technical Note prepared by Ramboll referenced 1620007999 Version 1 received by the City Council as local planning authority on 7 October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Technical Note prepared by Ramboll referenced 1620007999 Version 1 received by the City Council as local planning authority on 7 October 2024 in order to secure a reduction in the level of noise emanating from the site.

b) Prior to first operation of the equipment hereby approved, 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 works 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.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the information detailed within Condition 2 of this application the equipment hereby approved shall be coloured light grey to match the colour of the rooftop features prior to the first operation of the equipment hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

University Of Manchester, Henry Royce Institute, Upper Brook Street, Manchester, M13 9WS
45 Upper Brook Street, Manchester, M13 9WS
SIP, Car Park, 53 - 57 Upper Brook Street, Manchester, M13 9TD

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL