

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138210/FO/2023

Date registered valid: 1 March 2024

Proposal: Removal of the existing temporary ramp to the main building entrance and replacement with a new accessible permanent ramp; replacement fenestration and roof coverings, the installation of new roof mounted solar photo voltaic panels with edge protection, and the erection of roof mounted air source heat pumps within a louvred plant enclosure and associated works.

Address: Humanities Building (University Of Manchester), Bridgeford Street, Manchester, M15 6GY

Ward(s): Hulme Ward

Applicant: University of Manchester

Agent (if any): Mr David Tye, Paul Butler Associates Ltd

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19th August 2024

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 March 2024

Standard consultations:

Printed: 3 April 2024 Expired: 24 April 2024

Neighbour notifications

Printed: 6 March 2024 Expired: 27 March 2024

Site notice

Posted: 15 March 2024 Expired: 7 April 2024

Press advert

Published: 12 March 2024 Expired: 26 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site relates to the Humanities Building at Bridgeford Street, which is part of the University of Manchester estate. The building is located on the north side of Bridgeford Street and lies between the purpose-built Manchester University Multistorey car park to the west, and the Arthur Lewis Building to the east, which is also part of the University estate.

To the north of the Humanities building lies the Alliance Manchester Business School. Landscaped gardens provide separation between the Humanities Building and the Arthur Lewis building, which lies to the west. Landscaped gardens also lie to the north, providing separation between the Humanities building and the Alliance Manchester Business School.

The application site is bounded to the south by neighbouring Manchester University buildings, including the Coupland Building and by the Rutherford building further to the east. These buildings also front on to Bridgeford Street which has been pedestrianised.

The building was constructed in 1970 and is notable for its modernist appearance designed with simple facades constructed in concrete under a flat roof. It is considered to be a good example of brutalist modernist architecture with the hard concrete exterior softened by a pleasant courtyard garden.

Whilst the building is not listed, it has been identified as a non-designated heritage asset by the Local Planning Authority (LPA), Manchester City Council (MCC).

The building is not located in a conservation area.

The Humanities Building is located within the University of Manchester estate, and therefore the character of the surrounding area is predominantly educational in nature. Surrounding campus buildings vary in age, appearance, scale, and materials creating a varied environment.

The Arthur Lewis Building was constructed relatively recently on land which had formerly been a landscaped area associated with the Humanities building.

As well as various University buildings, uses in the surrounding area include takeaways, bars, restaurants, shops, and hotels.

The site is in the proximity to a number of listed buildings which sit on the University of Manchester estate, however, the site is not in a close enough proximity to any of these listed building and so the proposed works do not have to be considered works within the context of these listed buildings.

Description of Development

The application seeks Planning Permission for the removal of the existing temporary ramp to the main building entrance and replacement with a new accessible permanent ramp; replacement fenestration and roof coverings, the installation of new roof mounted solar photo voltaic panels with edge protection, and the erection of roof mounted air source heat pumps within a louvred plant enclosure and associated works.

Related Applications

076658/FO/2005/C2 - Provision of new access ramp and modifications to main entrance doors. *Approved August 2005.*

Consultations & Notification Responses

Highway Services - Are satisfied that existing access arrangements will be unaffected, are supportive of the permanent ramp. Requested that an informative be added concerning potential impacts on the Highway during any proposed construction or fit-out arrangements.

Environmental Health - Recommended that a condition be added to ensure that noise does not exceed the levels in the submitted report, and that a verification element be added to the noise condition.

Greater Manchester Police - No consultation response received.

Greater Manchester Ecology Unit - Confirmed that bat survey submitted with the application finds the building to have negligible bat roosting potential. Consequently, there are no ecological issues associated with this application.

Safeguarding Authority for Manchester Airport - No objections.

Helipad Manager - No consultation response received.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also 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.

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

EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) outlines the actions the Council will take to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices.

In this case, the following:

- to reduce the need for energy through energy efficient features such as improved insulation and glazing
- to meet residual energy requirements through the use of low or zero carbon energy generating technologies

EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure) identifies the Oxford Road Corridor as a strategic area that will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure

complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing, and orientation of its buildings should achieve a unified form which blends in with and links to adjacent areas.

Design for Access 2

Design for Access 2 is Manchester City Council's best practice guidance of inclusive design standards. These standards are based upon the Social Model of Disability and as a result, in some areas, improve upon the current government guidance and regulations.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester.

Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim 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.

JP-P2 (Heritage) states an aim 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.

JP-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of 'Creative Improvement Districts' and supporting a mix of uses which derive mutual benefits. If development would potentially result in conflict between a cultural activity and another use, especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

JP-P5 (Education, Skills and Knowledge) states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities. This would include support for the continued growth and success of the university sector, such as through strengthening the world-leading research capabilities and promoting opportunities for business spin-offs; and continuing to help develop Greater Manchester as the UK's best destination for student.

JP-S1 (Sustainable Development) states that in order 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. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

JP-S2 (Carbon and Energy) states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

JP-S4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied.

Decisions should accord with the requirements of the National Planning Policy Framework (2023).

Section 8 (Promoting healthy and safe communities) outlines how planning policies and decisions should aim to achieve healthy, inclusive, and safe places and beautiful buildings.

Section 12 (Achieving Well-Designed Places) states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (paragraph 139).

At the heart of the Framework is a presumption in favour of sustainable development in terms, *"For plan-making"* and *"For decision-taking"*, (**paragraph 11**).

This is further explored in **paragraph 8**, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 200 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 202 advises 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.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

Issues

Principle of Development

The works are proposed as part of the University of Manchester building decarbonisation programme with buildings across the University estate programmed to benefit from retrofitting measures to improve energy efficiency. The enhancements proposed to the Humanities Building will assist the University of Manchester decarbonise their estate and support their long-term goal of becoming carbon neutral by 2038 across all areas of their operation.

The driver for this project is maximising long term carbon savings for the Humanities building through retrofitting measures including a replacement roof, new solar photo voltaic panels and air source heat pumps.

An additional objective of the application is to install replacement windows to reduce heat loss and provide improved ventilation arrangements thereby securing a more energy efficient building into the future.

The NPPF outlines a presumption in favour of sustainable development, whereby development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

On the grounds of looking to decarbonise the building by improving energy efficiency, the principle of these works are considered to be acceptable and are supported by Core Strategy policies EN4 and EN5, as well as Places for Everyone policy JP-S2 (Carbon and Energy), which seek to reduce CO2 emissions by enabling low carbon development.

Access arrangements to the main entrance of the building are also proposed to be improved with a new accessible entrance ramp. The principle of these works is considered to be acceptable due to the goal of improving accessibility and due to the fact that an external ramp was already approved in this location in 2005.

Access to the roof will also be improved with the introduction of permanent edge protection in the form of a free-standing guard rail to the roof area. This is required in order to comply with fire safety regulations and for the safety of maintenance personnel working on the roof.

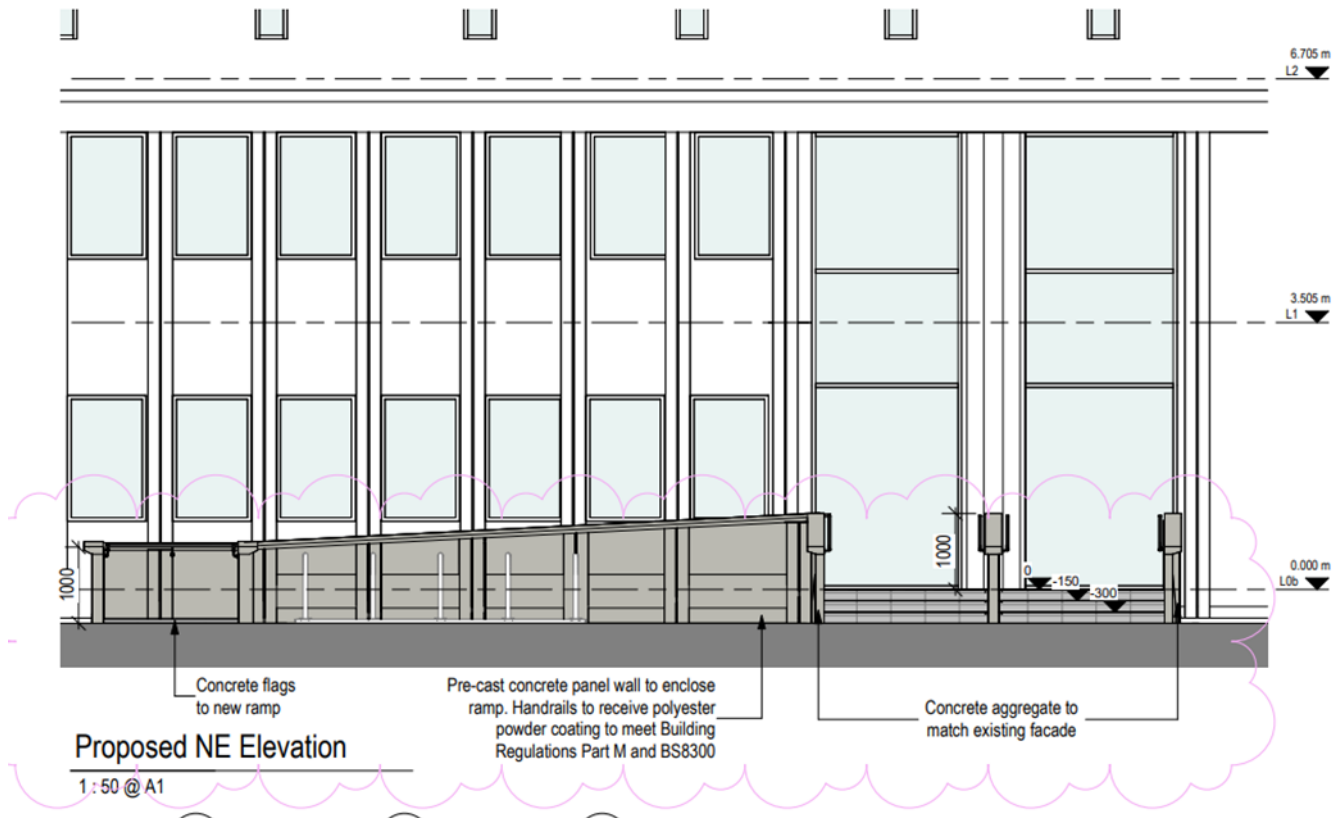
Although the principle of development is considered to be acceptable, these proposals must be judged against various Planning considerations in order to determine the acceptability of the application.

Visual Amenity

The proposed external ramp proposes a main access to the building which is more in tune with the architectural rhythm and materiality of the building than the current arrangement which provides a segregated ramp and stair. The ramp will be constructed out of aggregate concrete, matching the rest of the building in terms of materiality. Instead of having metal bannisters to the ramp, the ramp will be bordered on both sides by aggregate concrete as well, which helps to give the ramp structure more articulation which results in the proposed ramp being a more sympathetic addition to the building that creates a more cohesive appearance on this particular elevation of the building.

The proposal is certainly considered to be an improvement in visual amenity terms from the external ramp that is currently located at this entrance of the building and was approved for permission in 2005, which in terms of design and materiality, is not considered to be nearly as sympathetic to the design of the host building.

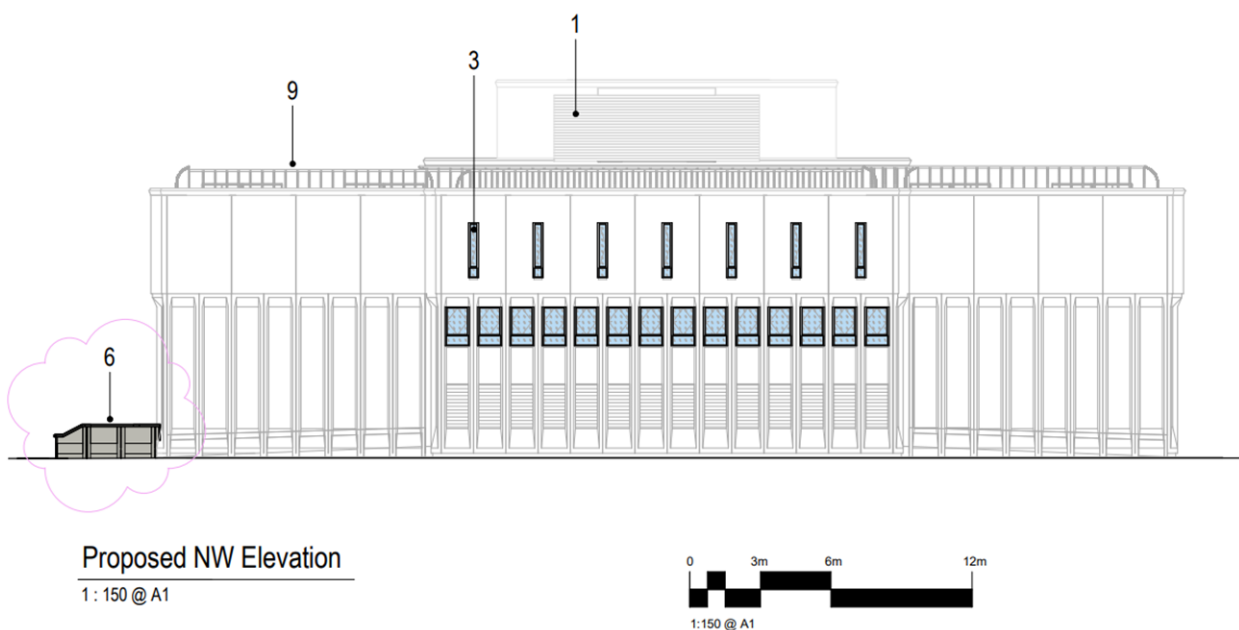
The revised ramp installation will also remove clutter from the front of the building including several cycle stands and a litter bin which will enhance the approach to the building and provide an improved setting in which the building can be experienced.



Proposed NE Elevation

The new arrangements are therefore considered to be an appropriate, sympathetic addition and not to be at odds with the architecture of the existing building.

The edge protection on the roof has been set back from what was originally proposed as a part of the application, in order to reduce the impact on visual amenity on the building. The edge protection cannot be set back any further than is currently proposed, due to the PV panels that will sit behind on the flat areas of the roof.



Proposed NW Elevation

Whilst the introduction of the edge protection will have some negative impact on the visual amenity of the building, a thorough views assessment has been conducted as a part of this application which demonstrates that the edge protection is not visible from many different views, due to how set back it is and due to the nature of how the edge protection is naturally screened by the existing parapet walls. In areas where it is visible, from most of these views, only the very top edge of the guard rail is visible.



The proposed guard rail is not visible from this view.

Montage (Note tree coverage)

View from Bridgeford Street

There are not a significant amount of tall buildings in the surrounding area where the edge protection will be visible from.

The edge protection has been specified to be as discrete as possible with a receding curved design. The new plant enclosure may have some very limited visual impact to long range views, however such views are largely restricted as a result of the existing spatial arrangement of the buildings surrounding the site. Any long-range views which could enable the guard rail to be seen will likely be recessive and therefore impact on the appearance of the roofline will be minimal. Edge protection is required in order to ensure the safety of workers on the roof and it is considered that any minor impact on visual amenity that the introduction of edge protection might have is out weighed by the benefits to the safety of workers on the roof that this edge protection will provide.

The proposed plant screen louvres seek to ensure ASHP and associated plant is concealed from surrounding public vantage points at ground level. The plant screen is situated in the centre of the building, therefore is significantly set back and naturally well screen by the edges. The plant screen area and louvres have been reduced in size from what was originally proposed.

The existing windows are single glazed and sit within thin aluminium frames with a clear anodised finish which shows the natural colour of the aluminium frames beneath the coating.

This clear finish gives the impression of a milled or raw type unfinished aluminium. Had the windows not been anodised, they would have been unlikely to resist the corrosive elements present in the 'concrete' facades into which they are fitted.

The existing single glazed windows are thermally compromised and a significant causal contributor to thermal heat loss. Addressing the problems associated with these thermally

inefficient units which are nearing the end of their operational life represents a major investment in the fabric of the building with c. 380 units in need of replacement and upgrade.

A series of design options have been considered, with the fenestration proposed by this application being the preferred design response although not the most thermally efficient option which would have involved a less elegant design.

The existing thin frames and central pivoting design are facilitated by the light weight of the single glazed glass. Achieving thermal upgrade requires double glazed units and accommodating these whilst retaining thin and elegant frames has been a challenge for the architect.

A bespoke solution is proposed which retains the general appearance of the windows including replicating the projecting aluminium drip which sits between the two casements. This detail is incorporated between the fixed and opening lights of the new windows at each level. If the proposed windows are scrutinised close up, small differences will be apparent, but the attention to detail and retention of the natural anodised finish ensures the new windows are appropriate and contribute positively to the architecture and significance of the building.

The fact that the windows will be finished in an anodised finish to match the original is greatly supported by the LPA.

Overall, the proposed alterations are considered to be acceptable and consistent with Core Strategy policies DM1, CC9, EN1 and EN3.

Accessibility

The existing ramp detracts from the building by blocking off the left-hand side of the entrance with guardrails. The blocked off part of the entrance was originally designed to be open and accessible. The proposed replacement reinstates the open aspect of the entrance as intended by the original architect and the revised arrangement respects the symmetry of the entrance.

The gradient of the ramp has been revised following consultation with MCC's Accessibility Officer to ensure that it adheres to the provisions set out in MCC's Design for Access 2 document. There are handrails to both sides of the ramp, which is also a requirement of the provisions set out in this document.

Overall, the introduction of the new ramp provides an improvement in the accessibility into the building. The current arrangement provides a segregated ramp and stair. This will be replaced by a shared arrangement where accessibility is shared with users able to mix rather than being segregated.

The erection of the edge protection will improve accessibility on the roof for maintenance workers.

Residential Amenity

The Glint and Glare Assessment submitted alongside this application confirms that the impact of glint and glare on nearby dwelling and buildings will be low.

An Environmental Noise Survey Report has been prepared by Hoare Lea. Informed by an environmental noise survey carried out over 5-day period, the report confirms that all noise generating plant and equipment associated with the development will be designed to ensure that the noise egress limits specified above are achieved.

The report notes that given the high existing background noise levels measured and distance to the nearest sensitive premises, it is expected that the noise limits set out can be achieved without requiring onerous measures.

Manchester City Council's Environmental Health team have assessed the findings of the Noise Survey Report and concur with its assessment that the proposed development is consistent with CS policy DM1, UDP policy DC26 and the relevant provisions of the NPPF with regard to acoustic considerations.

Public Safety

The Glint and Glare Assessment submitted alongside this application confirms that the impact of glint and glare on nearby dwelling and buildings will be low, that the impact on approach paths for the Manchester Royal Infirmary helipad is acceptable, and that the likely impact on the ATCT at Manchester Airport and the ocular impact toward the aircraft approach paths to Manchester Airport will be acceptable. The Safeguarding Authority for Manchester Airport provided a consultation response where they assessed this proposal and its potential to conflict with aerodrome Safeguarding criteria and confirmed that they had no objections.

The surrounding area to the building is pedestrianised. None of the proposed works are considered to have any impact on the safety of pedestrians in these surrounding areas.

The introduction of the edge protection will improve the safety of workers on the roof of the building.

Ecological Considerations

An ecological study was submitted as a part of the application and the building has been assessed as having negligible potential for roosting bats. The survey confirmed that no further surveys were required, in compliance with Bat Conservation Trust survey guidance and the judgement of an experienced bat surveyor.

Conclusion

The development proposed by this application will achieve a significant carbon reduction over the Humanities building's current operational position. The scheme will clearly help meet an identified need for reducing CO2 emissions by enabling low and zero carbon development in Manchester. In addition, the works will also ensure that the improved building meets fire safety requirements.

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, this has required an extension of time to be agreed in order for revisions to be made to the application in order to come to an approvable scheme.

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, received by Manchester City Council as the Local Planning Authority on 28 September 2023:

- Location Plan
- Proposed Window Type 5607-HMA-HB-XX-DR-A-21202 P1
- Environmental Noise Survey Report
- Preliminary Roost Assessment
- Sustainability Appraisal
- Glint and Glare Assessment
- Design and Assessment Statement

Received by Manchester City Council as the Local Planning Authority on 06 November 2023:

- Planning and Heritage Statement

Received by Manchester City Council as the Local Planning Authority on 01 March 2024:

- Proposed Roof Level Initial MEP Services Layout EA0042-X-80-RR-001
- Carrier ASHP
- Freestanding Guardrail
- Longi Solar Panel

Received by Manchester City Council as the Local Planning Authority on 07 June 2024:

- Proposed Level R1 Scope of Works Plan 5607-HMA-HB-R1-DR-A-20106 P3

Received by Manchester City Council as the Local Planning Authority on 11 June 2024:

- HBS View Assessment V5

Received by Manchester City Council as the Local Planning Authority on 15 August 2024:

- Proposed Elevations 5607-HMA-HB-XX-DR-A-20109 P4
- Proposed Elevations 5607-HMA-HB-XX-DR-A-20204 P4
- Existing and Proposed Ramp Elevations 5607-HMA-HB-XX-DR-A-20203 P6
- Existing and Proposed Site Section 5607-HMA-HB-XX-DR-A-21203 P4
- Existing and Proposed Entrance 5607-HMA-HB-00-DR-A-20107 P5
- Proposed Sections 5607-HMA-HB-ZZ-DR-A-10301 P3

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 saved policies DC14 and DC18.1.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, prior to any external works, samples, and specifications of all materials (including edge protection, ramp and screens) to be used on all external elevations, shall be submitted to and be approved by the City Council as the Local Planning Authority.

For the avoidance of doubt, for the aggregate concrete that will be used on the ramp, a physical sample will have to be reviewed on site by the City Council as the Local Planning Authority to compare the appearance and finish of this aggregate concrete with the aggregate concrete of the building itself. The mix and finish of the aggregate concrete will have to match the façade of the building as close as possible.

The development shall be implemented in accordance with the approved details.

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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, prior to the commencement of alterations to the windows, the full and final details of the windows, along with a detailed method statement, specification (including material specification/colour), and sections for the alteration to the windows, shall be submitted to and be approved by the City Council as the Local Planning Authority.

The approved details and method statement shall be implemented as part of the approved development.

Reason - In the interests of visual amenity in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) a) The development hereby approved shall be carried out in accordance with the 'Environmental Noise Survey Report - Revision 00' dated 17 August 2023, received by the City Council, as Local Planning Authority, on the 28 September 2023.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as the 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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 policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Informatives

1) For the construction and/or fit-out, any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

2) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Manchester Airport Safeguarding Officer
Greater Manchester Ecology Unit
Helipad Manager
Heritage & Urban Design

Staybridge Suites, 30 Higher Chatham Street, Manchester, M15 6ED
Manchester Museum, Oxford Road, Manchester, M13 9PL
182 - 184 Oxford Road, Manchester, M13 9GP
188 Oxford Road, Manchester, M13 9GP
Manchester Business School, Booth Street West, Manchester, M15 6PB
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
BREWDOG, 136 Oxford Road, Manchester, M13 9GP
TAKK, 138 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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL