

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139636/FO/2024

Date registered valid: 22 April 2024

Proposal: Elevational alterations to remove the existing external facade and replace this build up with a new external cladding system together with replacement of the existing roof build up to address existing drainage issues and replacement of the existing revolving door entrance to the student accommodation with a new draught lobby.

Address: George Kenyon Hall, Booth Street East, Manchester, M13 9PY

Ward(s): Hulme Ward

Applicant: Mr Daniel Stinton University of Manchester

Agent (if any): Halliday Meecham

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 08 May 2024

Standard consultations:

Printed: 24 April 2024 Expired: 16 May 2024

Neighbour notifications

Printed: 24 April 2024 Expired: 16 May 2024

Site notice

Posted: 08 May 2024 Expired: 30 May 2024

Press advert

Published: 30 April 2024 Expired: 14 May 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the George Kenyon Building, a student accommodation building on the Manchester University campus. The building comprises 14 storeys, with a yellow brick and standing seam zinc facade treatment.

Listed building: Not applicable

Conservation area: n/a

Tree Preservation Order: n/a

Description of area

The area relates to the University of Manchester campus. The character of the area, whilst predominantly educational, comprises many different uses, including student accommodation, drinking, dining, hotel, museum and retail. The area is not covered by any conservation areas, but there are many different listed buildings across the campus.

Description of development

The development relates to the removal of the existing standing seam zinc cladding, which is no longer compliant with building regulations and replacement with a mixture of iridescent and gold cladding panels. The gable ends would be reclad in a brown PPC cladding and the lower, most brickwork would be reclad in blue engineering brick. Works to reline the roof to improve water and weather proofing would be undertaken. There would be new draught lobby and revolving entrance installed.

Consultations & Notification Responses

Publicity - A notice was displayed on site, notifying passers-by of the development. A press notice was placed in the local press advertising the works for reasons of public interest. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - no objections, noise condition requested.

MCC Highways Service - no objections as does not impinge upon adopted highway. Construction Management Plan requested, as condition is attached to this approval.

Health and Safety Executive - Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

Issues

Principle

The proposal seeks the recladding of the building's facade, weatherproofing works to rooftop and the introduction of a new ground floor entrance. The recladding is necessary to remove elements in the substructure that are not compliant with building regulations and make the building safe including minimising the risk from fire. The works to the roof will make good weather proofing issues to make the building watertight where the existing treatment has degraded. As the works are necessary for reasons of public safety, the principle of the works is accepted pursuant to policy DM1 of the Manchester Core Strategy (2012).

Visual Amenity

The proposal seeks the installation of new cladding to the facade of the building in place of the standing seam zinc. This cladding would be a mixture of iridescent, gold and brown. The iridescent and gold cladding would be installed to the two primary elevations of the building, whilst the brown would be to the gable ends.

The gold and iridescent cladding would be arranged in an alternating, striped pattern to disrupt the oblong, rectilinear shape of the building and thereby provide a modicum of visual interest. The new brickwork, in a blue engineering brick, will complement the pinks, greens and golds of the cladding and create a modish colour palette which would afford the building a more modern appearance than the greys and yellows that currently comprise the facade.

Final details of the material, including pattern and method of fixing, would be agreed by planning condition in the interest of visual amenity and to ensure that the development has an acceptable visual appearance of the local area.

Noise

As the works would involve the modification of the facade treatment, it shall be necessary to ensure that the acoustic properties of the building are not altered in a manner that would affect the acoustic insulation of the building from sources of noise that would cause any unduly harmful impact on amenity to occupiers.

The proposal was assessed by Environmental Health, who requested an assessment of the scheme to ensure that these acoustic insulation qualities do not change, together with a post-completion noise assessment to verify the necessary noise criteria have been met. An appropriate condition is attached to this approval and provided the condition is discharged the proposal is considered acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (2012)

Construction Management

Highway Services assessed the application and requested a construction management plan be conditioned to ensure there is no unacceptable impact on the Highways network created by the development. An appropriate condition is attached to this approval.

Health and Safety

The proposal has been assessed by the Health and Safety Executive (HSE) to assess the risk from fire given the height of the building. They are content with the proposals.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre-application advice was sought prior to the submission of the application in relation to what information was required to validate the application. The proposal is considered to be acceptable and therefore determined in a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- Drawing - Proposed 5652-HMA-GKH-00-DR-A-00202 P01 GF PLAN
 - Drawing - Proposed 5652-HMA-GKH-01-DR-A-00204 P01 LEVEL 01 PLANS
 - Drawing - Proposed 5652-HMA-GKH-02-DR-A-00205 P01 LEVEL 02 TO LEVEL 06 FLOOR PLANS
 - Drawing - Proposed 5652-HMA-GKH-07-DR-A-00206 P01 LEVEL 07 TO LEVEL 14 FLOOR PLANS
 - Drawing - Proposed 5652-HMA-GKH-ML-DR-A-00203 P01 MEZZANINE LEVEL PLAN
 - Drawing - Proposed 5652-HMA-GKH-RF-DR-A-00207 P01 ROOF PLAN
 - Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00208 P01 NORTH ELEVATION
 - Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00209 P01 EAST ELEVATION
 - Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00210 P01 SOUTH ELEVATION
 - Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00211 P01 WEST ELEVATION
 - Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00212 P01 SITE SECTION AA
 - Design & Access Statement DESIGN AND ACCESS STATEMENT
 - Supporting Information CONSTRUCTION MANAGEMENT PLAN (CPHSP)
 - Supporting Information CONSTRUCTION WASTE MANAGEMENT PLAN / QUALITY PLAN
 - Supporting Information FIRE STATEMENT
 - Supporting Information GLINT AND GLARE ASSESSMENT
- All received by the City Council, as Local Planning Authority, on 26/03/2024

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

3) Notwithstanding the approved details (Supporting Information CONSTRUCTION MANAGEMENT PLAN (CPHSP); Supporting Information CONSTRUCTION WASTE MANAGEMENT PLAN / QUALITY PLAN received by the City Council, as Local Planning Authority, on 26/03/2012), prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction and demolition works shall be carried out in accordance with the approved construction management plan.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16,

EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) a) Prior to the commencement of the development, a scheme for acoustically insulating the proposed accommodation against external noise sources shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 10 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

5) Prior to the commencement of the development hereby approved, samples of all materials to be used on the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of physical samples and specifications of all materials to be used on the facades, rooftop and doorway together with method of fixing.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) Prior to the installation of cladding to the facade, a scheme for the arrangement/pattern of the cladding shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) Prior to any works to the entrance to the building taking place, details shall be submitted for approval in writing by the City Council, as Local Planning Authority, to demonstrate the entrance

remains fully accessible. The approved details shall be implemented as part of the development and thereafter retained and maintained for as long as the development remain in use.

Reason – In the interest of ensuring that the building remains accessible for all users pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)

Room 1 Flat 4, Floor 5 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 3 Floor 7, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 3 Floor 2, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 2 Floor 3, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 4, Floor 12 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 3, Floor 12 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 4, Floor 13 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 2, Floor 5 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 4, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 3, Floor 5 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 1, Floor 4 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 1, Floor 7 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 3, Floor 3 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 2, Floor 9 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 3, Floor 8 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 2, Floor 2 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 1 Floor 14, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 1, Floor 2 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 4, Floor 13 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 1, Floor 1 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 2, Floor 13 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 1, Floor 9 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 2 Floor 14, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 2, Floor 4 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 4, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 1, Floor 14 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 3, Floor 9 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 1, Floor 4 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 2, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 2, Floor 5 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 3, Floor 9 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 2, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 2, Floor 12 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 2, Floor 8 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 2, Floor 6 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 4, Floor 10 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 1, Floor 6 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 3, Floor 7 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 4, Floor 9 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 3 Floor 5, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 2, Floor 7 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 3, Floor 3 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 4, Floor 14 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 6 Flat 3, Floor 6 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 3, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 4, Floor 10 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 6 Flat 2, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 1, Floor 7 George Kenyon Hall, Booth Street East, Manchester, M13 9PY

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[illegible]

[illegible]

Room 4 Flat 1, Floor 8 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 1, Floor 6 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 3, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 1 Floor 11, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 1, Floor 12 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 2 Floor 8, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 1, Floor 5 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 2, Floor 13 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 2, Floor 2 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 2, Floor 3 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 1, Floor 4 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 1, Floor 5 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 1 Floor 6, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 1 Floor 1, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 2, Floor 5 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 1, Floor 12 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 1 Floor 10, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 1, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 1 Floor 3, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 3, Floor 2 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 2, Floor 9 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 2, Floor 11 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 2 Flat 1, Floor 3 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 1, Floor 1 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Wardens Flat, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 2, Floor 10 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 4, Floor 2 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Flat 3 Floor 12, George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 2, Floor 7 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 2, Floor 7 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 1, Floor 4 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 4, Floor 14 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 1 Flat 4, Floor 6 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 2, Floor 12 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 1, Floor 13 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 5 Flat 3, Floor 9 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 4 Flat 1, Floor 10 George Kenyon Hall, Booth Street East, Manchester, M13 9PY
Room 3 Flat 2, Floor 10 George Kenyon Hall, Booth Street East, Manchester, M13 9PY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL