MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137962/FO/2023
Date registered valid:	1 September 2023
Proposal:	Remodelling of hard and soft landscape.
Address:	Old Quadrangle, Manchester University, Oxford Road, Manchester, M13 9PL
Ward(s):	Hulme Ward
Applicant:	Estates Design Services Group University of Manchester
Agent (if any):	Mr David Tye Paul Butler Associates Ltd
Case officer:	Tony Mitchell Tel: 0161 234 4776 Email: anthony.mitchell@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 September 2023

Standard consultations:
Printed: 5 September 2023 Expired: 26 September 2023

Neighbour notifications
Printed: 5 September 2023 Expired: 26 September 2023

Site notice
Posted: 5 September 2023 Expired: 26 September 2023

Press advert
Published: 12 September 2023 Expired: 26 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II*

Conservation area: NA

Tree Preservation Order: NA

Description of area
The Old Quadrangle is located at the University of Manchester campus on Oxford Road, Manchester. The western boundary of the Old Quadrangle is formed by the John Owens building (Grade II* listed), the northern boundary is formed by the Beyer building (Grade II* listed), the eastern boundary is formed by the Whitworth building (Grade II* listed) and Whitworth Hall (Grade II* listed), whilst the southern boundary is formed by the Christie building (Grade II* listed). Whilst known as the Old Quadrangle the application site is not rectangular with the Christie building jutting into the space which is irregular.

The Old Quadrangle is listed by inclusion within the List Entry name 'Victoria University of Manchester including Christie Library, Whitworth Hall'. The List Entry Number is 1271428 with the Grade II* listing being applied on 18 December 1963

A detailed assessment of the space has found that with the exception of the glacial erratic boulder which has lain in front of the Beyer building since the late nineteenth century, the rest of the fabric within the space is contemporary and dates from when the courtyard was remodelled as a car park.

The postal address of the application site may be described as land to the rear of the Whitworth building, Oxford Road, Manchester, M13 9PL. The application site is Grade II* listed as are each of the surrounding buildings. The site does not lie within a Conservation Area.

Description of development

Remodelling the hard and soft landscape of the Old Quadrangle is proposed to mark the University of Manchester Bicentennial in 2024 when the University will celebrate 200 years of education and innovation. The remodelling is intended to reflect this Manchester milestone and leave a lasting legacy. The proposals will ensure the courtyard is capable of meeting end user expectations and will thereby help secure the long-term future of the listed buildings which surround the Old Quadrangle.
The applications demonstrate the applicant has understood the evolution of the Old Quadrangle overtime and have designed a remodelling proposal which retains any important historic fabric within the space (the glacial boulder/underground room) and complements this with traditional hard and soft landscape elements such as hard surfaces, lawns and landscaping beds, all of which have been familiar elements within the courtyard over the years. For the bicentennial the University is seeking to reinstate the Quadrangle as a space for people rather than a space for parking cars.
The remodelling proposes removal of the drab tarmac car parking. The courtyard is proposed to be transformed with a new lawn being the most significant change to the space, replacing the existing expanse of grey tarmac with grass. The Old Quadrangle lawn will be an oval shape which allows the lawn to be carefully shaped to envelope and highlight the historic glacial boulder which takes pride of place at the head of the oval. Behind the boulder and symmetrically located with regard to the head of the oval lawn is positioned the virginia creeper covered facade of the Beyer building providing a pleasing symmetrical backdrop to the layout. This formal lawn is proposed to be crossed by generous pathways informed by pedestrian desire lines and allowing circulation between the buildings and entrances. Tree and shrub planting are proposed to be increased to provide a pleasant and greener environment whilst also delivering biodiversity benefits.
Service access for essential delivery vehicles is retained to the rear of Whitworth Hall and Christie library via a wide pathway cable of accommodating a vehicle. This route extends from the hard surfaced part of the courtyard to the west of the Christie building where a small number of parking space for use by disabled persons will be retained. New benches and seating will allow increased use of the space and are positioned to allow views of the surrounding buildings to be enjoyed and appreciated. The design has been rigorously tested through consultation with user groups within the University. The submitted proposal has been carefully designed to accommodate all stakeholder needs and is strongly supported by user groups. The soft landscaping is particularly important to achieve biodiversity objectives.
The LBC application includes for essential preparatory works including the temporary propping to support the concrete cap to the basement room located underneath the Old Quad between Christie and John Owens to allow the increased loading. All works proposed lie within the site edged red.

Consultations & Notification Responses

Site Notice has been displayed on site, neighbours notified by letter and the proposal has been advertised in the Press. No representations have been received.

MCC Highways
The remodelling works propose the removal of the existing tarmacked car park and containerised planting and the installation of a new highway quality landscape with hard surfaces, lawns and landscaping beds. The proposed works extend only within the red-line

boundary of the site and as such, does not impinge upon the adopted highway. The proposed work will remove the existing car park. The Planning Statement confirms that the University has invested in new car parking provision and a number of local car parks provide permit and public car parking for the campus including Charles Street, Aquatics/Booth Street East, Booth Street West, Cecil Street, Dilworth Street and Dover Street. It is acknowledged that the site is located in a highly accessible and sustainable location and therefore there are no highways concerns on the loss of parking at the Old Quadrangle 4 accessible bays are proposed at the Christie Library. Discrete signing will identify these spaces are for the private use of visitors to the University. This is acceptable to Highways.
A Construction Management Plan (CMP) has been provided by the applicant. The CMP confirms that delivery vehicles will access the site via Oxford Road. The construction vehicles will enter the site area to load/unload and will reverse in from Oxford Road with a trained banksman. Sub-contractors will be required to give no less than 24 hours' notice of deliveries and the movements of materials will be controlled by the Site Manager. The CMP confirms that there will be a number of delivery vehicles including skip lorries, muck way lorries, flatbed delivery vehicles and articulated lorries. The projected vehicle movements are approximately 2 per day rising to 3 per day during the peak. 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).

GMEU
No representations received.

MCC Tree Officer
No Representations received.

The Manchester Conservation Areas and Historic Buildings Panel.
The Panel welcomed the investment and improvement to this important space, along with the removal of cars, which is currently in need of an upgrade. The quadrangle is considered to be a highly significant space surrounded by a grouping of listed buildings of high heritage value and any proposals need to ensure that these important buildings are given a suitable setting. Whilst the Panel did not fundamentally object to the proposals, concerns were raised that the design was over complex and trying to do too many things and this was leading to a confusion of over overlaying shapes, different materials and different zones. The Panel suggested that a more simplified design solution would be more successful and would reference some of the design precents from historic quads such as those found in Oxford. In these cases a simple lawned area and perimeter footpath allows the architectural design of the buildings to be easily read and not confused with an overly complex landscaping scheme. The Panel commented that the junctions of new paving areas against the existing buildings should be carefully considered and the introduction of some form of margin might be appropriate. The Panel commented that a reduced palette of high quality preferably locally sourced materials would help simplify the design. They observed that the complexity of the design and junctions between materials could look awkward. They also raised concerns about the design leading to on going maintenance and management issues. The Panel questioned whether interpreting details of things like the stone coursing of the surrounding buildings into the landscaping details was appropriate and hoped that the landscaping details would not ‘mimic’ the surrounding buildings. The Panel noted that drainage of the areas would be important and that visible elements should therefore be an integral part of the paving design. Given the vehicular service access to the area the Panel suggested any solution would need to be robust. Concerns were raised about the introduction of too many new trees that could impact on the appreciation of the existing listed buildings. The Panel commented that the delivery of appropriate signage (both directional and H&S) would be critical to the success of the scheme, especially as much of the pedestrian areas is dual use with vehicular service traffic, and thus urged early identification of all

anticipated signage and design of a bespoke solution for the space rather than the application of a 'corporate' solution.

Issues

Planning Policy

National Planning Policy Framework – The following Policies are of relevance to this application:

The NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic', 'social' and 'environmental'.

The objective of sustainable development is summarised as meeting the needs of the present without compromising the needs of future generations to meet their own needs (Paragraph 7).

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 10).

Plans and decisions should apply a presumption in favour of sustainable development (Paragraph 11).

Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise (Paragraph 47).

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which amongst other things promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each; are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and enable and support healthy lifestyles, especially where this would address identified well-being needs (Paragraph 92).

Planning should achieve high quality design for all developments. Developments should: function well and add to the overall quality of the area; be visually attractive with appropriate and effective landscaping; be sympathetic to local character and history; maintain a strong sense of place; create places that are safe, inclusive and accessible and promote well-being; and where the fear of crime does not undermine the quality of the environment (Paragraph 130).

Recognising that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Paragraph 189).

Section 16 Conserving and enhancing the historic environment – states that in determining planning applications, local planning authorities should take account of:

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

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). 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 199 states that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Paragraph 200 states that: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
Paragraph 201 states that: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Paragraph 202 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, where appropriate, securing its optimum viable use.
Sections 16, 66 and 72 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.

The alignment with the above policies is discussed below.
Core Strategy – Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.
The following policies are considered to be most relevant to the proposed development:
The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:
Policy DM 1 'Development Management' states that all development should have regard to a wide range of impacts. Matters of relevance to this development are:
- Provision of appropriate design, materials and detail;
- Provision of an environment which is fully accessible for disabled people;
- Provision of a safe and secure environment;
- Provision of landscaping; and
- Provision of biodiversity benefits.

Policy EN 1 'Design Principles and Strategic Character Areas' states that wherever possible the opportunity should be realised to enhance existing open spaces and maintain the City's permeability.
Policy EN 3 'Heritage' states that new development should be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character,

setting and accessibility of areas and buildings of acknowledged importance, including listed buildings. The Heritage Statement which supports this application considers the heritage impacts and benefits of the proposed works.
Policy EN 9 'Green Infrastructure' states that new development will be expected to maintain existing green infrastructure in terms of its quantity. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality of green infrastructure and improve the performance of its functions.
Saved Policies of the Unitary Development Plan for Manchester (July 1995)
The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. No policies contained within the UDP are identified which are relevant to the proposed scheme.

The principle of the development
The proposed development is for hard and soft landscaping enhancement works to the Old Quadrangle. The proposal will significantly improve the appearance and function of the application site which rather than a car park will be transformed as an important external space for students, staff and visitors to the University of Manchester. The removal of the majority of car parking from within the Old Quadrangle and its replacement with landscaping alongside retention of 4 accessible car spaces is acceptable in principle and raises no in principle planning issues.

Potential amenity impacts for adjacent uses
The proposed landscape works will significantly enhance the appearance of the area when viewed from the surrounding buildings which exclusively function as part of the University. The remodelled space will be viewed from two public realm areas outside the site including looking through Queens Arch into the Old Quadrangle from Oxford Road and looking from Burlington Street, between the Christie Building and John Owens Building into the Old Quadrangle. From these two public areas, views of the Old Quadrangle will present as an attractive and accessible landscaped courtyard as opposed to a car park as presently. The works will improve the visual amenity of the area and provide a high quality external space within the Campus. The changes will be visible from Oxford Road and Burlington Street and will make a positive contribution to these streets. The removal of car parking will improve existing layout by lessening the number of comings and goings associated with private cars, reducing traffic noise within the courtyard and also as a consequence of reduced vehicle numbers, will lead to improved air quality. The high quality external area proposed will be in keeping with the surrounding building usage which includes a museum, graduation hall, offices, library and education spaces. The proposals are judged to be in accordance with Core Strategy policy DM1 and relevant provisions of the NPPF.

Design considerations
The accompanying Design and Access Statement provides a detailed understanding of the design approach to the remodelling works. The remodelling provides a bespoke soft landscaping scheme which is further enhanced by high quality natural materials including sandstone, granite and timber. The high quality design will enhance the surrounding built environment and make a positive contribution to the University Campus and City generally. On this basis the proposals are consistent with Core Strategy policies DM1, EN1, EN3 and provisions of the NPPF.

Heritage impacts
A Heritage Statement accompanies the applications. The Statement assesses the heritage significance of the area and the potential impact of the proposed hard and soft landscaping works upon the identified significance of the Old Quadrangle and surrounding buildings. The Heritage Statement demonstrates the proposed works have been designed with a clear understanding of the history and heritage significance of the site and demonstrate a conservation-led approach. The report demonstrates that the proposals accord with relevant

legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.
The Heritage Statement has confirmed that the proposed landscape remodelling installation will be reversible and involves no disturbance to sensitive fabric. The works are regarded to have no negative impact on the described significance of the surrounding listed buildings and indirectly will enhance their setting. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided

Ecology and biodiversity impacts
The application area is currently largely hardstanding tarmac and other than semi-mature trees which are retained by the remodelling, does not have any significant ecological or biodiversity value. In contrast the proposals will incorporate extensive soft planting with a mix of species proposed which will attract insects, pollinators, birds and other species. Planting has been carefully selected to reflect the aspect / growing conditions of the site to ensure that it successfully establishes, whilst also being appropriate for a historic quadrangle. Maintenance of the soft landscaping will be undertaken by the University Estates team. On the basis of the above the proposals are in accordance with Core Strategy policies DM1 and EN9, and relevant provisions of the NPPF.

Highways and servicing
The proposal will bring to an end a long period of time where the Old Quadrangle has functioned as a car park. The car parking use was likely installed in response to the growth in car ownership in the 1950s/1960s. In recent years the University has invested in new provision and a number of car parks now provide permit and public car parking for the campus including car parking at Charles Street, Aquatics/Booth Street East, Booth Street West, Cecil Street, Dilworth Street and Dover Street. The operational parking within the Old Quadrangle is no longer needed allowing the space to be repurposed as a high end landscaped courtyard. Given the highly accessible and sustainable location alongside Oxford Road, together with the bicentennial objectives of the University, it is not considered necessary to retain general parking within the Old Quadrangle. Staff, students and other visitors are expected to travel to the University via public transport along Oxford Road, whilst Stands will be incorporated into the remodelling to cater for those arriving by cycle. Car drivers will be expected to use University car parks elsewhere. Having regard to the above it is not considered that the removal of general parking from the site will have any material highway impact. Accessible bays (4) are proposed to be located aside the Christie Library to provide retained operational provision for disabled persons. Discrete signage will identify that these spaces are for the private use of visitors to the University and are not for general use.
The proposals are considered to enhance pedestrian safety, whilst also promoting more sustainable methods of travel. On this basis the proposals are in accordance with Core Strategy policies DM1 and relevant provisions of the NPPF.

Construction Management
The application is supported by a Construction Management Plan. This addresses how the construction phase of the project will be approached and covers matters including site management, community liaison, site operations, waste management, and environmental considerations.

Accessibility
Accessibility arrangements remain largely unchanged although the proposed scheme responds to existing pedestrian desire lines through the courtyard. The works propose a change to the rear entrance of the Christie building where the existing ramp is proposed to be removed and replaced by a landscaped gradient leading to the building. The proposal will provide an improved access up to an importance entrance to the Christie building. The slope has been

designed with an appropriate gradient and does not require landing areas or barriers. Since the proposals will enhance personnel access to the Christie building they are judged to align with the objectives of Core Strategy policy DM1, Design for Access 2; and provisions of the NPPF.

Crime and security matters

The proposals have been designed with personal safety and security in mind. The proposals retain an open character to the courtyard ensuring the landscaping does not create any 'hidden' areas which could compromise user safety or promote anti-social behaviour. The design also allows passive surveillance from the street and surrounding buildings. Security cameras will be applied for subsequently to act as a deterrent to crime.

The proposal is noted to create an open landscape at eye level within the Quadrangle using crown lifted trees and low level planting to provide openness, create views across the space and to provide a high level of passive surveillance from surrounding windows. This 'passive secure' design approach will remove the need for physical security installations such as gates which would impede access and may provide difficult to integrate with the historic environment.

Waste Management and Servicing

Existing waste management and servicing arrangements are maintained within the Old Quadrangle and no changes are proposed to either waste storage, waste removal or to vehicle servicing all of which will remain as they are at present.

Manchester Green and Blue Strategy

The proposals provide a high quality hard and soft landscaped courtyard which reflects the historical context of the site and character of the area whilst at the same time providing a proposal which meet the objectives of the Manchester Green and Blue Strategy. The proposed new planting beds will be stocked with a range of plants that will be visually attractive and will also deliver biodiversity benefits.The enhanced soft landscaping proposed will provide ecology and biodiversity benefits, thereby aligning with the principles of the Manchester Green and Blue Infrastructure Strategy and the NPPF. Importantly the removal of the tarmac carparking and installation of ecologically valuable landscaping will create a greenspace which links to other University green areas nearby including Brunswick Park thereby contributing to a wider local network of green spaces.

With regard to blue infrastructure the landscaping proposals include a series of shallow pools which are approximately 10 cm deep and will fill naturally from rainfall. When wetted these pools will provide a water source for birds and insects. The pools will dry out naturally in warmer periods through evaporation. Through its design the scheme demonstrates a positive contribution toward the Manchester Green and Blue Infrastructure Strategy by delivering a high quality, well maintained green and blue space which provides staff, students and visitors a high environmental quality and attractive courtyard space to benefit their well-being.

Surface Water Drainage

The proposals remove a portion of impermeable hard surfacing and replace this with permeable surfaces including lawn, soft landscaping and planting beds. Surface water run off from the site will reduce following implementation of the scheme and betterment over the existing position will be secured.

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 polices 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 to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to soften the design of the seating defining the oval and regarding the improvement of the design to accommodate wheelchair users. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable including improvements to accommodate wheelchair users.

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:
Drawings
7212 L (00)01 Location Plan 1:1250
N 1963/1 Existing Site Plan with Levels – RO Sheet 1
N 1963/2 Existing Site Plan with Levels – RO Sheet 2

UMOQ-ITR-XX-00-DR-L-0001 P04 Landscape Masterplan
UMOQ-ITR-XX-00-DR-L-0002 P01 Removals Plan
UMOQ-ITR-XX-00-DR-L-0101 P04 Landscape General Arrangement
UMOQ-ITR-XX-00-DR-L-0201 P01 External Levels Strategy
UMOQ-ITR-XX-00-DR-L-0301 P01 Landscape Sections Sheet 1 of 3
UMOQ-ITR-XX-00-DR-L-0302 P01 Landscape Sections Sheet 2 of 3
UMOQ-ITR-XX-00-DR-L-0303 P01 Landscape Sections Sheet 3 of 3
The Old Quadrangle - Hard Surfacing Material Selection UMOQ-ITR-VV-XX-RP-L-2020 P01, 16th November 2023
Plan: M14420-RPS-ZZ-00-DR-E-6300-P05 Plan 'Proposed External Lighting' RPS.
Plan: 11146-WML-ZZ-XX-DR-C-1001 Rev P03 'Drainage Layout' prepared by WML Consulting
Documents:
Report: 11146R-WML-XX-ZZ-RP-C-9004 Basement Propping proposals 02 prepared by WML Consulting.
Design and Access Statement prepared by Wilson Mason Architecture and Interior Design
Arboriculture Report (including a Tree Survey, AIA and Tree Protection Measures Report) prepared by Lally Tree Management.
Construction Environment Management Plan and Waste Plan prepared by Recom.
Ecological Appraisal prepared by Rachel Hacking Ecology.
Heritage Statement (31.08.2023) prepared by Paul Butler Associates.
Planning Statement (including Blue and Green Strategy and Local Labour Agreement) (31.08.2023) prepared by Paul Butler Associates

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policy DM1.

3) Notwithstanding the details as set out in condition 2 above before the following element proceeds final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:
(a) Full and final details of the courtyard low level lighting scheme.
(b) Full and final details of the drainage works.
(c) Full and final details of signage proposed.
(d) Full and final details of the setting out and jointing pattern of hard surfacing materials including the interface with existing buildings

All of the above shall be implemented in accordance with the approved details before the use of the remodelled space commences unless otherwise agreed with the City Council as local planning authority.

Reason - In the interests of visual amenity and because the proposed works affect a courtyard space which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

4) External Materials, The development hereby approved shall be constructed in accordance with the following materials approved by the Old Quadrangle - Hard Surfacing Material Selection Report UMOQ-ITR-VV-XX-RP-L-2020 P01, 16th November 2023:

- Granite sett mix (P1)
- New sandstone (P2)
- Reclaimed sandstone (P3)
- Reclaimed sandstone to building trim (P6)
- Granite 'Ellipse' seat wall (W1)
- Granite 'Ellipse' flush (P4)

- Granite Edging
- Resin Bound Aggregate (P5) 'Winter Pearl'

If any further materials are required to be used for the development in addition to those listed above, prior to the use of any additional materials on site, samples and specifications of all additional materials to be used shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed only using the approved materials with layout and bonding to be agreed on site with the City Council prior to installation.

Reason - In the interests of visual amenity and because the proposed works affect a courtyard space which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

5) (a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work associated with the development being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

6) No development including removal of materials shall take place, until the recommendations of the construction management plan approved have been implemented. The approved plan/statement shall be adhered to throughout the demolition/construction period. Any variations should be agreed with the Council. The plan shall provide at all times for:
o 24 hour emergency contact number;
o Hours of site operation;
o Parking of vehicle of site operatives and visitors
o Routes for construction traffic;
o Locations for loading/unloading and storage of plant, waste and construction materials;
o Method of preventing mud being carried onto the highway;
o Any necessary temporary traffic management measures;
o Arrangements for turning vehicles;
o Arrangements to receive abnormal loads or unusually large vehicles;
o Methods of communicating the Construction Management Plan to staff and students.

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. Development shall be carried out in accordance with the approved construction management plan.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development pursuant to policy DM1 of the Manchester Core Strategy (July 2012) pursuant to Core Strategy policy DM1.

7) 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 before the development is first brought into use, then development shall cease and/or the development shall not be brought into use until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised 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.

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Appendix 1 – List of consultees & neighbours notified

Highway Services
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit

Manchester Museum, Oxford Road, Manchester, M13 9PL
Alan Gilbert Learning Commons, University Of Manchester, Oxford Road, Manchester, M13 9PR

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