

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138531/FO/2023

Date registered valid: 10 November 2023

Proposal: Installation of engraved paving stones together with freestanding information panel.

Address: Brunswick Park, University Of Manchester, Oxford Road, Manchester, M13 9PL

Ward(s): Hulme Ward

Applicant: Michael Hicks University of Manchester

Agent (if any): Michael Hicks University of Manchester

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 November 2023

Expired: 6 December 2023

Neighbour notifications

Printed: 15 November 2023

Expired: 6 December 2023

Site notice

Posted: 15 November 2023

Expired: 6 December 2023

Press advert

Published: 21 November 2023

Expired: 5 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: NA

Conservation area: NA

Tree Preservation Order: NA

Description of area

The proposed location is in the recently completed Brunswick Park on the opposite side of Oxford Road to the Alfred Waterhouse buildings of Whitworth Hall and Manchester Museum, the centre of gravity of the University. It is proposed to use the Old Visitors Centre in the Old Quad as an Information and Interpretation Centre as the starting point for the Walk of Fame, to cross Oxford Road from the Queens Arch and along the sandstone setts of Brunswick Park to view the new Kilkenny limestone stone paving celebrating 200 years of the University's achievements. The proposal is to group alumni names in 11nr clusters of 19nr names each, some with the University logo or crest to the central paving stone. The groups are proposed to be laid out in an informal rather than geometric layout to respond to the informal design of Brunswick Park and to enable future additions (subject to future Consent). Names are of those who are highly significant; notable firsts; Nobel winners; the distinguished and groups of distinguished alumni from the first 200 years of the University's existence.

Description of development

The proposal is designed to create 'Bicentenary Way' which is meant to mark the 200th anniversary of the University's establishment in 1824 and is to celebrate '200 years of wisdom, knowledge, humanity' (the University motto).

Bicentenary Way is the name that the University has given to the creation of a new historic landmark that is a long-standing, commemorative instalment to celebrate the range of important

people who are associated with the University. A series of engraved paving stones will be installed to form a landmark that will showcase the rich heritage, contributions, and achievements of the University of Manchester.

This proposal is to record in stone (a 'Walk of Fame') in the University's Brunswick Park 200nr notable alumni for posterity in approx. 200nr 400mm wide Kilkenny flamed stone with names laser etched into the stone.

This application is to also apply for Permission to erect a self-supporting interpretation panel to the side of the new paving to provide additional information and QR code links to biographies of the alumni for visitors, and its design and size will match the existing Heritage monoliths already installed around the campus.

The proposed location of the new paving stones & interpretation panel are wholly on the University's privately owned land.

The names to be included in the Walk of Fame are all to be confirmed but will all be aligned with the criteria, objectives, and key considerations as follows: -

- To create a long-lasting legacy celebrating the University's people past and present.
- To showcase the breadth of activities undertaken, positive impact of the University's people and how they have made a difference around the world.
- To provide a focal point on campus for the University's Bicentenary celebrations in 2024.
- To provide a point of interest on campus for visitors, open days, graduation, museum visitors etc.
- To create a University landmark that can be added to in the future. The names chosen will reflect the following:
 - Disciplines – reflecting breadth of the University's current and past areas of expertise and impact
 - Nationality – recognising the University's global impact and multinational community
 - Unsung heroes – hidden stars in all areas of the University's activity
 - Eras of the University's history – covering the last 200 years
 - Pivotal moments in Manchester's history – such as World War II, 'Madchester' etc.

The existing finish in the area proposed for the new paving is Tower Sandstone setts, approx. 80x80x80mm. The proposal is to carefully remove the existing stone setts where the groups are to be located and lay the new 400mm wide hexagonal paving stones.

The proposed stone is a limestone from Southern Ireland, flamed to permanently darken the surface then laser etched with the graphics to reveal the original lighter colour of the limestone to produce a white on black effect. The flaming is a permanent change in the rock surface and will not wear off, and that the graphics and stone flags have an indefinitely long life, minimum of 60 years. A full-sized laser etched Kilkenny flamed hexagon sample has been fabricated and is available for inspection.

The existing Sandstone sett edging design around existing services inspection chambers, inset pavement signs and to the perimeter of the setts would be copied and replicated for the new edging around the new hexagon groups, re-using the existing setts removed to lay the new Kilkenny limestone paving.

The existing design and layout of the sandstone setts and joints would be replicated with a perimeter band of setts around the groups of hexagons, and the original supplier and installer of the sandstone setts is being employed by the University to carry out this work.

The original sandstone sett specification was for the top flamed 90%, picked 10%, with the sides cropped, laid at a 45-degree angle to the direction of travel, with continuous joints broken after 3 to 5 stones.

Accessibility The Kilkenny limestone finish is similar to the existing sandstone sett ie with a slightly riven (not polished) finish. The Kilkenny limestone and the sandstone setts are sympathetic in colour, but sufficiently different in colour to be noticeable and to provide a suitable colour contrast for the visually impaired.

The new limestone paving stones and the existing stone setts have similar non-slip characteristics to ensure a smooth transition from one onto the other walking, running, cycling or as a wheelchair user or for those of impaired mobility.

There is existing level access to all of Brunswick Park and to the sandstone setts where the new Kilkenny limestone hexagons are proposed to be laid – all existing dropped kerbs, ramps and gradients are suitable for accessibility and can be accessed by prospective users.

The new hexagons will be laid flush with the surrounding surfaces to maintain the same accessibility.

Also proposed is an interpretation panel. This is proposed to provide information and QR code links to biographies of the Walk of Fame alumni and is to match the design and size of the existing Heritage monoliths on campus. The nearest existing Heritage monoliths are in the Old Quad and outside Beyer Building, John Owens, and Christie Building. The proposed Interpretation panel graphics, images, design, colour, and finish would match the existing Heritage monoliths and the existing nearby Brunswick Park sign, the same stainless steel surround, stainless steel plinth, and the same detailing. The new interpretation panel has a black enamelled aluminium display panel with artwork & enamelled white lettering. The sign is finished with a gloss anti-graffiti spray coating. Top, sides and plinth lower panel are stainless steel shot peened finish, 8mm thick.

Consultations & Notification Responses

The proposal was advertised in the press, neighbours notified and Site notice displayed. No representations received.

MCC Highways – No Objections.

Cadent – Provided information on gas infrastructure.

Issues

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 policies have been 'saved'. No policies contained within the UDP are identified which are relevant to the proposed scheme.

Planning Policy National Planning Policy Framework

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 principle of the development

The proposed development is for interpretative and commemorative landscaping enhancement works to Brunswick Park. The proposal will significantly improve the appearance and function of the application site and provide an interesting and engaging experience for students, staff and visitors to the University of Manchester. Therefore, the principle of the development is considered to be acceptable.

Design considerations

The accompanying Design and Access Statement provides a detailed understanding of the design approach to the proposed works. The proposed works provides a bespoke landscaping scheme which is further enhanced by high quality natural materials. 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

The proposed works are regarded to have no negative impact on the significance of the surrounding listed buildings and indirectly will enhance their setting. As such it is demonstrated

that the proposal is consistent with the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided

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 to seek solutions to problems arising in relation to dealing with the planning application.

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:

8717-A001 P1 location plan;
8717-A002 P1 site plan;
8717-A003 P1 existing & photos;
8717-A004 P1 proposed plan;

8717-A005 P1 visuals;
8717-A006 P1 interpretation panel;
Design & Access Statement Bicentenary Way

All above received 10 November 2023.

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.

3) Notwithstanding the details as set out in condition 2 above before the following elements proceed 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 materials to be used in surface materials.
- (b) Full and final details of the joint spacing between paving stones.
- (c) Full and final details of paver / plaque text design, contrast and font size .
- (d) Full and final details of the setting out and positioning of the pavements / plaques.
- (e) Full and final details of the design and location of the monolith. Details must include information on lighting and font size.

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.

Informatives

1) Operatives undertaking installation and then servicing/maintenance thereafter will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email - highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Heritage & Urban Design

Manchester Museum, Oxford Road, Manchester, M13 9PL

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