

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138352/FO/2023

Date registered valid: 18 October 2023

Proposal: Installation of a single storey timber framed building and landscaping works to the courtyard to provide level access into the pavilion.

Address: Robotics Living Laboratory Pavilion , Cavendish Courtyard, Cavendish Street, Manchester, M15 6BG

Ward(s): Hulme Ward

Applicant: Mr Sam Gills Bennetts Associates

Agent (if any): Mr Sam Gills Bennetts Associates

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

Recommendation: Approve

Date of recommendation: 13th December 2023

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30 October 2023

Standard consultations:

Printed: 31 October 2023 Expired: 21 November 2023

Neighbour notifications

Printed: 31 October 2023 Expired: 21 November 2023

Site notice

Posted: 30 October 2023 Expired: 20 November 2023

Press advert

Published: 7 October 2023 Expired: 21 October 2023

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 proposal is located on the All Saints campus, in the courtyard of the Cavendish Building. This space is bordered by the Grade II listed Righton Building on the northeast edge and by the Cavendish Building on all other sides.

Description of Development

The proposal concerns the installation of a single storey timber framed building and landscaping works to the courtyard to provide level access into the pavilion.

The use of the building will be for flexible workspace for the majority of the year with periodic exhibitions of work and events by Manchester Fashion Institute.

Related Applications

106313/FO/2014/C1 - Landscaping of an enclosed courtyard with the construction of an open and enclosed steel structure.

Approved September 2014.

Consultations & Notification Responses

Highway Services - Signed off the submitted Construction Management Plan. Requested informatives be added about various Highway related issues.

Environmental Health - No response to consultation.

MCC Flood Risk Management - No response to consultation.

Greater Manchester Police - Confirmed that they were accepting of the Crime Impact Statement lite submitted alongside the application.

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 main issues to consider are visual amenity, accessibility, noise, and impact on public safety. The proposal should be considered against the following policies:

The **National Planning Policy Framework (2021)**., in particular sections **Section 7 (Requiring Good Design)** and **12 (Achieving Well Designed Spaces)**.

Chapter 12 Achieving well-designed places

Paragraph 124 states that in 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.' It further states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Paragraph 132 states that the quality and character of places can suffer when advertisements are poorly sited and designed. It acknowledges that a separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Significantly, chapter 12 states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

The **Manchester Core Strategy Development Plan Document 2012-2027** was adopted by the City Council on 11th July 2012. The following policies are considered relevant to this application:

Policy DM1 (Development Management)

Policy SP1 (Spatial Principles)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)

Policy CC9 (Design and Heritage)

And saved policy **DC26.1 (Development and Noise)** of the Unitary Development Plan for the City of Manchester.

Places for Everyone

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

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

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

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

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

The relevant policies to this application are **Policy JP-S1 (Sustainable Development)**

Issues

Principle

There is no objection to the principle of installed a single storey timber framed building in the proposed location, nor to the landscaping works to the courtyard to provide level access into the pavilion.

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity as well as its impact upon public safety and accessibility. The main policies that relate to the assessment of the proposal are the National Planning Policy Framework, in particular Section 7 (Requiring Good Design) and Core Strategy policies DM1 (Development Management) and SP1 (Spatial Principles) and the Saved Policies contained within the Unitary Development Plan for Manchester in particular policy DC14 (Shop fronts and Related Signs).

Visual Amenity

The proposed pavilion would be a single storey structure with a total flooring of 75m², associated with new planting and landscaping, in the form of new planters and new floorscape to part of the courtyard. The proposed materiality and finishes, including charred timber, PPC aluminium windows, slate upstand and bound gravel floorscape are considered to be of good design and are acceptable in terms visual amenity.

There will be no external vents proposed to the elevations. The works are considered on balance, to be a positive one in terms of visual amenity - primarily due to the proposed landscaping works and infrastructure improvements within the courtyard.



Existing Site (Following Removal of Structures Approved under 106313/FO/2014/C1)



Render of Proposed Courtyard

Accessibility

The proposed landscaping works will provide level access through the courtyard and into the proposed structure. This is considered to be an improvement on accessibility, as the previous

construction of an open and enclosed steel structure in the courtyard had resulted in a not very open or entirely accessible area.

Public Safety

As the courtyard is self contained between the Cavendish Building and Righton Building, and given that there are security gates and secured access doors that must be bypassed in order to reach the court, it is not considered to have any impact on public safety.

Given that the structure will house lots of expensive robotics equipment, a Crime Impact Lite Statement has been included as a part of the application and this has been approved by the Design for Security team at Greater Manchester Police who do not believe that the development will be adversely affected by crime or antisocial behaviour. The location of the pavilion and robust construction, mean that it is highly unlikely to be subject to criminal damage or attempts to force entry. Presently, the courtyard is illuminated to a high standard and covered with existing CCTV, the proposals will include three new cameras to provide additional coverage, which will be monitored by the university security team.

Noise

The proposed development will result in no noticeable increase in noise. Existing extraction already in place in the courtyard will be utilised, with connections going under the landscaping works between the structure and the existing machines.

Conclusion

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.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 the City Council as Local Planning Authority on 18 October 2023:

- Location Plan MFI-BA-10-L00-DP-A-0
- Proposed Section MFI-BA-20-S00-DP-A-0
- Proposed Roof Plan MFI-BA-20-R01-DP-A-0
- Proposed Floor Plan MFI-BA-20-L00-DP-A-0
- Proposed Elevation MFI-BA-20-E01-DP-A-0
- Proposed Elevation MFI-BA-20-E00-DP-A-0
- Crime Impact Statement
- Design and Access Statement
- Environmental Statement
- Schedule of External Materials
- Noise Impact Assessment

Received by the City Council as Local Planning Authority on 24 October 2023:

- Drainage Layout

Received by the City Council as Local Planning Authority on 15 November 2023:

- Management Plan Rev A

Received by the City Council as Local Planning Authority on 01 December 2023:

- Design for Security CIS Application Form
- Proposed GA GF Plan MFI-BA-20-L00-D-A-O P06
- Proposed CCTV and Door Access Layout Ground Floor 8786-E05 P2
- Proposed External General and Emergency Lighting Layout 8786-E03 T1

Received by the City Council as Local Planning Authority on 07 December 2023:

- Construction Management Plan
- Appendix B - Robotics Site Layout Plan

- Appendix C - Robotics Living Lab Phase 2 Management Structure

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) Prior to any external works, samples and specifications of all materials to be used on all external elevations shall be submitted and approved by the City Council as Local Planning Authority. 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) The working practices of the construction of the development, shall be carried out in accordance with the Construction Management Plan received and approved on 07 December 2023 by the City Council as Local Planning authority.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

Informatives

1) 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 (e-mail: highwaylicences@manchester.gov.uk).

2) Whilst the submitted Construction Management Plan is acceptable, the construction compound appears to be very constrained and so larger vehicles would not be able to access and egress in forward gear. Highway Services request that reversing vehicles are supported by full Banksman support.

The Construction Management Plan references utility connections although no further details are provided. Any traffic/pedestrian management associated with utility connections on the surrounding highway network would need to be agreed with Highways Network Management team on highwaynetworkmanagement@manchester.gov.uk prior to the commencement of works.

It is also requested that the applicant/contractor liaises with Highways Network Management prior to the commencement of construction given proximity to ongoing construction activities in the vicinity of the site

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Police

Flat 4 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Righton Building, Cavendish Street, Manchester, M15 6BG
Flat 6, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 3 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Cavendish Hall Of Residence, Cavendish Street, Manchester, M15 6BG
Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 10 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 7, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Flat 10 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 12 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 8 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 8 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 8 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Msv Building, Lower Chatham Street, Manchester, M1 5SU
Flat 9, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 8 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 12 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 8, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

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
Area Team Boundary - Name: CENTRAL