

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136778/FO/2023

Date registered valid: 9 June 2023

Proposal: Existing steel and stone clad door to be replaced with metal framed glazed door.

Address: John Garside Building , The University Of Manchester, Brook Street, Manchester, M1 7DN

Ward(s): Piccadilly Ward

Applicant: Mr Christopher Thorley The University of Manchester

Agent (if any):

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17/07/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 22 June 2023 Expired: 13 July 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 23 June 2023 Expired: 14 July 2023

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the six storey detached John Garside Building located on the eastern side of Princess Street immediately to the north of Sackville Street and to the south of the River Medlock. The application property is a contemporary flat roofed building, with prominent glazed façade along Princess Street and extensive stone cladding along its northern facing side elevation. The property also features a stone staircase that runs along its northern facing side elevation which provides access to the rear of the site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lying within Manchester City Centre and the Sackville Street area of the University of Manchester campus, is characterised by a high number of buildings in varying office, educational and research uses (Class E and F). The area to the south of the application site is characterised by significant road infrastructure in the form of the Mancunian Way, Sackville Street and Brook Street.

Description of development

The application seeks consent for the installation of a replacement fire escape door set within the property's northern facing side elevation. The door as existing is completed in stone cladding to match the property's respective elevation. The proposed door is to be glazed with aluminium surround.

The submitted supporting information states the replacement door is required due to the existing design of the building directing rain water toward the door which has led it to corrode and seize, thereby comprising its use as a fire escape door.

Planning History

101192/FO/2012/C1 - The installation of two chillers, and one process chiller to replace two redundant existing chillers, and one existing dry air cooler – Approved April 2013.

066430/FO/CITY2/02 - Erection of 5-6 storey building, including plant room at 6th floor level for research facility for UMIST with associated landscaping and a new public space link to the raised podium deck of Begg Building – Approved December 2002.

055968/FO/CITY2/99 - Erection of life sciences research building on six floors incorporating laboratory space, support areas, office accommodation, meeting and seminar rooms – Approved January 1999.

Consultations & Notification Responses

Highways – No objection.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC5 – Transport
- Policy DM1 – Development Management

Corridor Manchester Strategic Vision to 2025

Oxford Road Corridor Strategic Regeneration Framework Guidance (September 2019)

Oxford Road Corridor Strategic Spatial Framework (March 2018)

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

Issues

Principle of development

The proposal would see the replacement of a fire escape door and would not see any fundamental alteration to how the site currently functions as a place of scientific research (Class E). On this basis the proposal is acceptable in principle and accords with Core Strategy Policies SP1 and DM1, the Corridor Manchester Strategic Vision document, Oxford Road Corridor Strategic Regeneration Framework Guidance and the Oxford Road Corridor Strategic Spatial Framework.

Visual Amenity

The development would see the loss of the existing stone clad door on site and its replacement with a glazed aluminium framed door. The proposed replacement door, whilst not being visually consistent with that of the material finish of the northern elevation of the property, this being stone cladding, would be consistent with the property’s fenestration design, this being glazed panelling with black aluminium surround. The door would be set back approximately 39m from Princess Street and thus would not occupy a prominent position within the street scene. Additionally, the proposed door would be screened from view when travelling northwards by the John Garside Building itself and landscaping measures within the street scene when travelling southwards. On this basis the proposal is considered would have such a minor impact on visual amenity as to be insufficient to warrant a refusal. As such, the proposal is considered to be acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Highway Safety

The proposal concerns a fire escape door that does not front onto the public highway but rather pedestrianised private land in the form of a staircase. The proposal would only see cosmetic changes to the application site and not any fundamental change with how the site would interact with the public highway. Highways do not object to the proposal. As such, the proposal is considered to be acceptable in this regard and therefore accords with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

Conclusion

In light of the above it is considered the proposal is acceptable in regard to its impact upon visual amenity and highway safety, and is thus in accordance with Manchester Core Strategy Policies SP1, CC5 and DM1, the Corridor Manchester Strategic Vision document, Oxford Road Corridor Strategic Regeneration Framework Guidance and the Oxford Road Corridor Strategic Spatial Framework the National Planning Policy Framework.

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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

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:

- o 160AA-8442-A001: Site Location Plan (Received 19/04/2023)
- o EL160AA-1: Elevation 1 (Received 09/06/2023)
- o Manchester University drg 01. Rev C: Fire Exit Set Out & Specifications (Dated 09/03/2023; Received 19/04/2023)

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) No materials shall be used on the external elevations of the proposed development other than those referred to on the approved plans and supporting documentation.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services

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) -

Area Team Boundary - Name: CENTRAL