MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136540/FO/2023
Date registered valid:	25 April 2023
Proposal:	Replacement of 6no.external aluminium cladding panels to louvres and installation of 2 external condenser units to Ground floor external area together with retention of timber bin store.
Address:	Manchester Metropolitan University Humanities Building , Rosamond Street West, Manchester, M15 6LL
Ward(s):	Hulme Ward
Applicant:	Mr Jonathan Baker Manchester Metropolitan University
Agent (if any):	Mrs Klaire Daggatt The Fairhursts Design Group Ltd.
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**25/08/2023**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 12 May 2023 Expired: 2 June 2023

Neighbour notifications
Printed: 12 May 2023 Expired: 2 June 2023

Site notice
Posted: 22 May 2023 Expired: 12 June 2023

Press advert
Published: 16 May 2023 Expired: 6 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

<u>Description of site/building</u>

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area
The area relates to the Manchester Metropolitan University campus to the south of the city centre of Manchester along Oxford Road. The character of the area mainly comprises several different uses, such as retail, residential and dining but is predominantly university buildings of the University of Manchester, Royal Northern College of Music and MMU. The area is not within a conservation area but there are a number of listed buildings nearby.

The site relates to the Geoffrey Manton building. Built during the 1990s, it is a part four, part five storey building constructed of red brick with some aluminium panelling and glazed curtain wall facades. The main elevation faces on to Oxford Road.

Description of development
The development relates to the installation of 6no. new louvred panels above the rear-most ground floor windows on the south elevation along Rosamund Street West and 2no. condenser units to the rear of the building on the west elevation which faces on to the carpark on Jenkinson Street. The south elevation is opposite the RNCM building, whilst the west elevation sits opposite the MMU Chatham building. The purpose of the new louvres and plant is to support the conversion of the ground floor cafe into teaching space, which will require greater ventilation to allow for longer occupancy periods. The application also seeks the retention of a timber bin store, with an extension of its boundary treatment to incorporate the plant enclosure within its boundary.

Consultations & Notification Responses
Publicity - a notice was displayed on site to inform passers-by of the development. Letters were sent to surrounding occupiers informing them of the development. No representations have been received as a result of this publicity.

Highways Services - no objections, informative suggested.
Environmental Health - no objections, acoustic assessment condition recommended.
Secure by Design at Greater Manchester Police - no objections.

Issues

The main policies that relate to this application are policies DM1 (Development Management) and SP1 (Spatial Principles) of the Manchester Core Strategy and saved policy DC26 (Development and Noise) of the Unitary Development Plan.

Principle
The proposal is for the installation of new louvres and plant in support of creating a new teaching space in the Geoffrey Manton building in place of the ground floor café. The applicant has stated this will require increased ventilation to ensure occupant safety and comfort compared to the existing use, due to the expected greater occupancy levels and length.

The building is an operational university building which will remain in use during the works. The positioning of the new plant and the louvres directly adjacent to the proposed teaching space, would allow for direct access to the space. This means that the works, which will take place during term time, would not have an impact on the rest of the building.

The timber bin store has already been installed and the applicant is seeking its retention. Providing a store for the bins, which previously were left unsecured in the carpark, will help improve the security and safety of the rear court of the building.

Impact on visual amenity
The most prominent impact to visual amenity would come from installation of the six louvred panels above the windows on Rosamund Street West. These will replace 6no. panels above the windows. The proposed louvres would be aluminium colour matched to the existing panelling. They would be around half a meter in height and vary in length depending on the panels they replace.

Whilst this would cause a material change to the appearance of the building's exterior, it is not considered it would cause an undue level of harm to visual amenity. The section of the elevation they will be installed in is not on a primary elevation and is towards the rear elevation. It faces on to a side street which sees relatively little foot traffic due to the lack of ingress and egress points to the various university buildings along it.

The host building is utilitarian in design. There are a number of existing louvres and vents on the proposed elevation, including a very large one at the front of the building at roof level. The windows on the upper floors all have a corresponding vent below them. In this context, the additional louvres would not detract from, but rather respond to, the building's architectural form.

The proposed condenser units, which will be at ground floor level around the rear of the building will be shielded from the road by the bin store on one side and the protruding service doorway on the other. The weld mesh fence proposed is of a standard design used across the university buildings.

The plant and associated weldmesh will be screened by a timber boundary treatment that would be an extension of the bin store. The timber will be treated/painted grey to soften the visual impact of the timber fencing. As the location is in a rear service area, the use of

Neither of the proposed alterations would be visible from a listed building or affect the setting of a conservation area.

Noise
To ensure there is no unacceptable increase in background noise levels created by the installation of new plant, a noise assessment is required by Environmental Health. The findings of the initial noise assessment were considered acceptable by the EHO. Post-completion testing is required to ensure adherence to the report's findings. An appropriate condition is attached to this approval and so the proposed development is considered acceptable pursuant to saved policy DC26 of the Unitary Development Plan (1995).

Crime
The Secure by Design team at the Greater Manchester Police were consulted on the proposals and no concerns were raised. It was felt that the louvres were too small in size to represent a security risk, whilst the cage would not be positioned to allow access to an opening higher up the elevation. Therefore, it considered that the proposed development would not lead to an increased risk of crime.

Highways
Highways Services were consulted. It was deemed that there would be no expected impact on parking capacity, or the highway network, caused by the development. Given the small scale of the development, it was not expected that activity associated with the works would impact the highway network. Therefore, the development is considered acceptable from a Highways perspective.

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 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:
-Drawing - Proposed 01-102 B SITE SETTING OUT
-Drawing - Proposed 13-101 D ELEVATIONS-WEST AND SOUTH ALTERATIONS
-Drawing – Proposed 13-102 A PROPOSED ELEVATIONS WEST & SOUTH ALTERATIONS
-Design & Access Statement REV C DESIGN AND ACCESS STATEMENT
received by the City Council, as local planning authority, on 25/07/2023

-Noise assessment or information
received by the City Council, as local planning authority, on 25/04/2023

-Drawing - Proposed DETAIL DRAWING
received by the City Council, as local planning authority, on 21/03/2023

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) Prior to commencement, samples and specifications of the materials to be used on the external elevations of the building shall be submitted for approval in writing by the City Council as Local Planning Authority. This includes any fencing and louvre panels. The approved materials shall 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.

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the approved noise assessment (MMU Geoffrey Manton Building Plant Noise Impact Assessment 23037-SW-R01A received by the City Council, as local planning authority, on 25/04/2023) so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and Saved policy DC26 of the Unitary Development Plan (1995).

Informatives

1) 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 Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
University Of Manchester

Righton Building, Cavendish Street, Manchester, M15 6BG
Cavendish Hall Of Residence, Cavendish Street, Manchester, M15 6BG
Msv Building, Lower Chatham Street, Manchester, M1 5SU
Royal Northern College Of Music, 124 Oxford Road, Manchester, M13 9RD
Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 9, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 8, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 6, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 7, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Manchester Metropolitan University, Arts And Humanities Building, Cavendish Street, Manchester, M15 6BG
Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

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