

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 137431/FO/2023

**Date registered valid:** 7 July 2023

**Proposal:** Proposed free standing metal platform, walkway and staircase of a weather station.

**Address:** University Of Manchester , Oxford Road, Manchester, M13 9PL

**Ward(s):** Hulme Ward

**Applicant:** Mr Matt Ellmore, University of Manchester

**Agent (if any):** Halliday Meecham, Halliday Meecham

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

**Recommendation:** Approve

**Date of recommendation:** 29/08/2023

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 19 July 2023

### Standard consultations:

Printed: 18 July 2023      Expired: 8 August 2023

### Neighbour notifications

Printed: 18 July 2023      Expired: 8 August 2023

### Site notice

Posted: 19 July 23    Expired: 9 August 23

### 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 Schuster Building, a flat roof, part six, part seven storey building located on the northern side of Brunswick Street, situated within the University of Manchester Campus. The application property is completed in red brick and metal cladding, and is currently in use for educational purposes (Class F1).

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## Description of area

The neighbouring area, as stated above, forms part of the University of Manchester Campus. Brunswick Street is now a pedestrianised street that acts as a thoroughfare between Oxford Road and Upper Brook Street. The eastern half of the University of Manchester Campus features buildings of similar size and shape as that of the application property, Schuster House.

## Description of development

The application seeks consent for the installation of a new external access staircase, extension to existing walkway and external platform. All proposed works would be located atop the property's sixth and seventh floor roof space.

The proposed staircase would provide rooftop access from the lower sixth floor roof area and the proposed platform would allow for the siting of new weather monitoring equipment that would

support the ongoing research being undertaken by the university. The proposed extension would allow access to the southern roof section of the property.

All proposed works would be finished in exposed metal.

### **Planning History**

122888/FO/2019 - Proposed installation of two Combined Heat and Power units (CHP) within the Schuster and Williamson Building basement plantrooms to provide energy across a below ground network to University buildings within the East Campus, including associated below ground pipework, external exhaust flues and ventilation equipment to support the CHP engines – Approved June 2019.

110986/FO/2016/C1 - Erection of a 4 storey annexe building to the School of Physics and Astronomy Schuster Building – Approved July 2016.

### **Consultations & Notification Responses**

Environmental Health – 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 11<sup>th</sup> 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 2018)

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 proposed development seeks external alterations to facilitate the siting of weather monitoring equipment on a building currently in use for educational purposes. Due to the proposed works only involving cosmetic changes to the property's appearance, and how the site's educational/research use would remain unaltered, it is considered the principle of the proposal is acceptable and thus 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 siting of external metal walkways on the application property's roof space. The Schuster Building as existing features external plant, walkways and weather monitoring equipment set over its sixth and seventh floor roof spaces. The proposed development would be a continuation of this arrangement and due to it being situated atop the property's sixth and seventh floor, it is considered, at minimum, that the development would be heavily obscured

from public vantage points along Oxford Road, Brunswick Street and Upper Brook Street. Therefore, the Local Planning Authority are of the position that the development would be sensitively located so as to have a minimal impact on the appearance of the host property and neighbouring street scene. 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.

#### Residential Amenity

The proposal would see the external alteration of the application site's sixth and seventh floor roof space. As stated above, the application site already features external walkways and weather monitoring equipment atop the property's roof space. The closest neighbouring residential properties lie over 80m to the east along Brunswick Street and as such it is considered that the proposal would have an imperceivable impact on neighbouring amenity. Environmental Health do not object to the proposal. On this basis it is considered the proposal is acceptable in this regard and thus accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

#### Highways

The proposal concerns the property's roof space and would front onto a pedestrianised road. The proposal would only see cosmetic changes to the application site and would not alter how the site is accessed. 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, residential 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, the Oxford Road Corridor Strategic Spatial Framework and the National Planning Policy Framework.

### **Conclusion**

#### **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 5654-HMA-SB-ZZ-DR-A-00001 Revision P1: Site Location Plan (Received 29/06/2023)
- o 5654-HMA-SB-L0-DR-A-00201 Revision P1: Proposed Site Plan (Received 29/06/2023)
- o 5654-HMA-SB-L6-DRA-00202 Revision P1: Proposed 6th Floor Plan (Received 29/06/2023)
- o 5655-HMA-SB-L7-DR-A-00203 Revision P1: Proposed 7th Floor Plan (Received 29/06/2023)
- o 5654-HMA-SB-ZZ-DR-A-00205 Revision P1: Proposed West Elevations (Received 29/06/2023)
- o 5654-HMA-SB-ZZ-DR-A-00206 Revision P1: Proposed East Elevations (Received 29/06/2023)
- o 5654-HMA-SB-ZZ-DR-A-00207 Revision P1: Proposed West Elevation (Inner Quad) (Received 29/06/2023)
- o 5654-HMA-SB-ZZ-DR-A-00208 Revision P1: Proposed South Elevations (Received 29/06/2023)
- o 5654-HMA-SB-ZZ-DR-A-00209 Revision P1: Proposed Sections (Received 07/07/2023)

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 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**

### Environmental Health

Flat 2 Floor 2, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 3, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 4, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 12, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 13, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 8, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 11, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 6, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 14, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 5, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 8, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 11, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 1, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 13, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 2, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 9, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 12, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 2, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 7, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 10, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Schuster Building, Brunswick Street, Manchester, M13 9SR  
Flat 3 Floor 8, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 5 Floor 1, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 14, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 13, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 4, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 3, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 5, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 6, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 7, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 11, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 8, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 6, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 1, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 10, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 3, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 2, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Wardens Flat, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 12, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 7, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 3, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 14, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 14, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 10, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 5, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 9, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 4 Floor 11, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 4, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 13, George Kenyon Hall, Booth Street East, Manchester, M13 9PY

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Flat 2 Floor 4, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 1 Floor 7, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 6, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 5, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 2 Floor 12, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
Flat 3 Floor 9, George Kenyon Hall, Booth Street East, Manchester, M13 9PY  
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Flat 4 Floor 9, George Kenyon Hall, Booth Street East, Manchester, M13 9PY

## **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  
Flood Zones Type 2 (low to medium risk) -  
Flood Zones Type 2 (low to medium risk) -  
Flood Zones Type 3 (high risk) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -  
Area Team Boundary - Name: CENTRAL