

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134825/AO/2022

Date registered valid: 19 September 2022

Proposal: Installation of various building and way finding illuminated and non illuminated signage

Address: Science And Engineering Building, John Dalton Tower, Chester Street, Manchester, M15 6BH

Ward(s): Hulme Ward

Applicant: Manchester Metropolitan University

Agent (if any): Miss Rebecca Boston Turley

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

Recommendation: Approve

Date of recommendation: 16/02/2023

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 20 October 2022 Expired: 10 November 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 25 October 2022 Expired: 15 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: NA

Tree Preservation Order: NA

Description of area

This application relates a new Science and Engineering building occupied by MMU. The building extends to 7 storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income. The property is not listed and does not fall within a conservation area.

Description of development

Advertisement consent is sought for Installation of various building and way finding illuminated and non illuminated signage including monolith signs..

Consultations & Notification Responses

Highway service – No objection received

Issues

Amenity

The proposed signage to be located on the elevations on the new building have been designed thoughtfully by the project architect (BDP) to appear as an integral part of the high-quality design of the building itself. As mentioned in the summary of each fascia signage, panelling will sit flush with building façade, with fixings placed behind the letter forms to be discrete and hidden. The fascia signage is positioned in a way that ensures impacts on visual amenity are kept to a minimum. The signs will not be overly prominent or visually obtrusive and the size, location, positioning and nature of the advertisements are compatible with their location such that they will not adversely affect the visual amenity of the area. The monolith directional signage will be located along Chester Street and will assist with wayfinding.

Safety

The main safety considerations relate to the siting of the signs and the potential for the signs to distract drivers. In this respect, the signs which are visible from the public highway are minimal in appearance, with the colouring and lettering being non-obtrusive. Furthermore, the signs which are at a height will not cause undue distraction.

The signs are located in a prominent location at the principal access point to the building and will be able to be 'read' at a glance, and not distract drivers. Indeed, the signs have been designed to be visible from a distance, such that they are legible from along Oxford Street, Chester Street and the Mancunian Way.

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

Condition(s) to be attached to decision for approval

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL