

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134912/FO/2022

Date registered valid: 9 September 2022

Proposal: Installation of replacement entrance canopy, replacement of external tiles with render and replacement of areas of cladding

Address: Northern Examinations And Assessment Board , Devas Street, Hulme, Manchester, M15 6EX

Ward(s): Hulme Ward

Applicant: Christina Rogers AQA Stag Hill House, Guildford, GU2 7XJ

Agent (if any): Mr Chris Eccles CGI Claremont House, 2 Kelvin Close, Birchwood, Warrington, WA3 7PB

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

Recommendation: Approve

Date of recommendation: 3 November 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 September 2022

Standard consultations:

Printed: 15 September 2022 Expired: 6 October 2022

Neighbour notifications

Printed: 15 September 2022 Expired: 6 October 2022

Site notice

Posted: 15 September 2022 Expired: 6 October 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

This application relates to a building complex occupied by the Assessment and Qualifications Alliance (AQA). The AQA occupy three buildings, and these are currently connection by a link structure, the buildings are currently known as Mansfield Cooper, Annex and Octagon. The building complex is within the precinct area of the Victoria University of Manchester and lies just off Devas Street in the Hulme district of Manchester.

Description of development

The proposal would involve the installation of external canopies and alterations to the main entrances and replacement of external tiles with render and isolated areas of cladding to match existing of the Octagon Building and Annex Building. The canopies will provide weather protection during periods of inclement weather as well as providing shade during the warmer months of the year. They would be constructed in Grey cladding to match existing cladding, brick slip tiles to match existing, timber framed moss walling and glazing including at entrance doors.

Publicity and Neighbours.

A site notice was displayed at the site and a neighbour has been notified. No representations have been received.

Consultations & Notification Responses

MCC Highways – No comments received.

MCC Environmental Health – No comments received.

Greater Manchester Police - recommend the following:

Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

Any existing CCTV coverage is reviewed to ensure that proposed new canopy at the entrance does not impede the view of CCTV around the front of the building.

GMEU – No objections but asked for vigilance on the presence of bats on site.

University of Manchester – No comments received.

Oxford Road Corridor Partnership – No comments received.

Issues

The impact of the works upon the external appearance of the buildings.

The proposed entrance canopies are considered to have been designed to be sympathetic to the existing host buildings and are aesthetically in keeping with these structures. Their installation does not compromise any other material planning considerations such as amenity or highway safety and as such subject to a condition controlling materials it is considered that the proposed canopies would be acceptable in terms of their appearance.

Access for disabled people.

The works propose would allow for full and direct access into the buildings.

Comments from GMP.

On this occasion it is considered appropriate to include GMP's comments as an informative.

Comments from GMEU.

On this occasion it is considered appropriate to include an informative in relation to bats.

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:

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals. This has led to the development of an acceptable final design.

Condition(s)

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:

AQA ENT L0 220.3 AS PROPOSED CANOPY - CAR PARK SIDE 12.08.22
AQA ENT L0 220.4 AS PROPOSED CANOPY - COURTYARD SIDE 12.08.22
MANCHESTER AQA - 000 - SITE PLAN
PLANNING STATEMENT - By MPD Built Environment Consultants Ltd.

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 the commencement of the development, samples and specifications of all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council as local planning authority. 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit
University Of Manchester
Oxford Road Corridor

Flat At, Ducie Arms, 52 - 54 Devas Street, Hulme, Manchester, M15 6HS
8 Sanctuary Close, Manchester, M15 6AB
2 Sanctuary Close, Manchester, M15 6AB
39 Sanctuary Close, Manchester, M15 6AB
Ducie Arms, 52 - 54 Devas Street, Hulme, Manchester, M15 6HS
22 Acomb Street, Hulme, Manchester, M15 6FQ
10 Sanctuary Close, Manchester, M15 6AB
6 Sanctuary Close, Manchester, M15 6AB
4 Sanctuary Close, Manchester, M15 6AB
43 Sanctuary Close, Manchester, M15 6AB
41 Sanctuary Close, Manchester, M15 6AB
37 Sanctuary Close, Manchester, M15 6AB
35 Sanctuary Close, Manchester, M15 6AB

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