

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134597/FO/2022

Date registered valid: 24 August 2022

Proposal: Installation of a outdoor table tennis table on a concrete base with granulated rubber crumb.

Address: Grass Between Humanities Bridgeford Street And Arthur Lewis Building , The University Of Manchester, Oxford Road, Manchester, M13 9PL

Ward(s): Hulme Ward

Applicant: Mr Christopher Thorley The University of Manchester 4th Floor Beyer Building, Oxford Road, Manchester, M13 9PL

Agent (if any):

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Temporary approval

Date of recommendation: 19 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 September 2022

Standard consultations:

Printed: 8 September 2022

Expired: 29 September 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 16 September 2022

Expired: 7 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to a grassed amenity space in between the Humanities Buildings and the Arthur Lewis Building. The Arthur Lewis Building is a modern building, and the Humanities Bridgeford Street Building was built in 1970s. The buildings are close to the University Main Quadrangle buildings (former Owen's College (Grade II* Listed) and Manchester Museum buildings (Grade II Listed).

The site is not located in a Conservation Area.

It is located wholly within the University Campus.

Description of development

Planning permission is sought to install an outdoor table tennis table on the above-described area of grass.

Consultations & Notification Responses

MCC Flood Risk Management - Recommended an informative.

Publicity - The application was advertised as being of public interest, a site notice was displayed on site and letters were sent to surrounding occupiers - No replies were received.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of residential amenity, visual amenity and crime and disorder. The main policies that relate to the assessment of the proposals are policies SP1 (Spatial Principles), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), CC10 (A Place for Everyone), T1 (Sustainable Transport) and DM1 (Development Management) of the adopted Core Strategy for the City of Manchester and saved policies DC10.1 (Food and Drink Uses) and DC26 (Development and Noise) of the City Council's Unitary Development Plan.

Visual Amenity -

The seating area would add interest to the campus scene and would be in keeping with the use of the space and if well managed would be an acceptable feature.

Given the above, it is considered that the proposals are acceptable in terms of visual amenity, in particular the impact on the character and appearance of the conservation area and the setting of the adjacent listed building and nearby listed structures in accordance with policies EN1, EN3, CC9, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Residential Amenity -

The application is in an area of the City Centre that isn't particularly close to residential accommodation being within the University Campus. The table would be near education uses, but is unlikely to make more noise than the existing use of the grass.

Given the above, it is considered that the proposals remain acceptable in terms of residential amenity in accordance with policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1 and DC26 of the Unitary Development Plan for the City of Manchester.

Crime and Disorder -

The proposed site is within the University's main campus and is covered by monitored CCTV and security patrols. This is considered to be adequate to discourage any anti-social behaviour that could be caused by the introduction of the table.

Given this, the proposals are considered to be in accordance with policies SP1 (Spatial Principles) and DM1 (Development Management) of the adopted Core Strategy for the City of Manchester.

Disabled Access -

The table would be accessible for disabled people.

Given the above, the proposals are acceptable in terms of disabled access in accordance with policies SP1 (Spatial Principles) and DM1 (Development Management) of the adopted Core Strategy for the City of Manchester.

General -

It is considered reasonable to limit this permission to a temporary two year permission to be able to assess the acceptability of the use and ensuring that it has maintained an acceptable appearance and has been well managed with a view to allow a further approval if this is the case.

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: Temporary approval

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) a) The planning permission hereby granted is for a limited period only, which shall expire on 30 October 2024.

b) The use/development for which permission is hereby granted is required to be discontinued on or before that date (30 October 2024) and all associated development shall be removed, any use of the land authorised by this permission shall be discontinued, and the land shall be reinstated/made good in accordance with a scheme previously approved within one month of the development being vacated or before the expiration of the period specified in this condition, whichever is sooner.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan referenced 7667-A001 Rev -- received by the City Council as local planning authority on 3 August 2022

The drawings referenced 7667-A101 Rev -- received by the City Council as local planning authority on 3 August 2022

The Humanities Bridgeford Street and Arthur Lewis Building Outdoor Table Tennis Table Installation Report prepared by The Projects Design Team Projects Group dated July 2022 received by the City Council as local planning authority on 24 August 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, CC10, T1, EN1 and DM1 of the Core Strategy, saved policies DC19.1 and DC26 of the Unitary Development Plan and Sections 6, 7 and 12 of the National Planning Policy Framework.

Informatives

1) MCC records highlight that the underground Corn Brook is located within close proximity to the site (approximately onsite), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

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) -

Area Team Boundary - Name: CENTRAL