

24 June 2022

FAO Jennifer Connor
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Application for Full Planning Permission for erection of new boundary fencing and gates at Birchall Way

Please find enclosed an application for Full Planning Permission for the erection of new boundary fencing and gates at Birchall Way, part of the Manchester Metropolitan University (MMU) Estate. The Applicant is Manchester Metropolitan University ('the Applicant').

The Site is located at Birchall Way, adjacent to Princess Road and is within the Oxford Road Corridor. It currently comprises of a low-rise office building, associated workshop and surface level car parking for the use of MMU's Estates Team.

The Proposed Development as described further within this Letter is described as follows:

"Erection of new boundary fencing and gates"

This Cover Letter forms the supporting statement submitted in support of this application and should be read in conjunction with the following supporting documentation:

- Site Location Plan prepared by MMU
- Fencing Proposed Plan prepared by MMU

The list of supporting documentation was agreed during pre-application discussions with a planning officer at Manchester City Council (MCC).

Site Location and Description

The Site is located on Birchall Way and forms part of the MMU Estate, within the Oxford Road Corridor in Central Manchester. The Site is located on the eastern side of Hulme near to the Birley Fields Campus which is comprised of a number of MMU University buildings including the Brooks Building, the Energy Centre, the Birley Fields Mult-Storey Car Park and a number of student accommodation buildings.

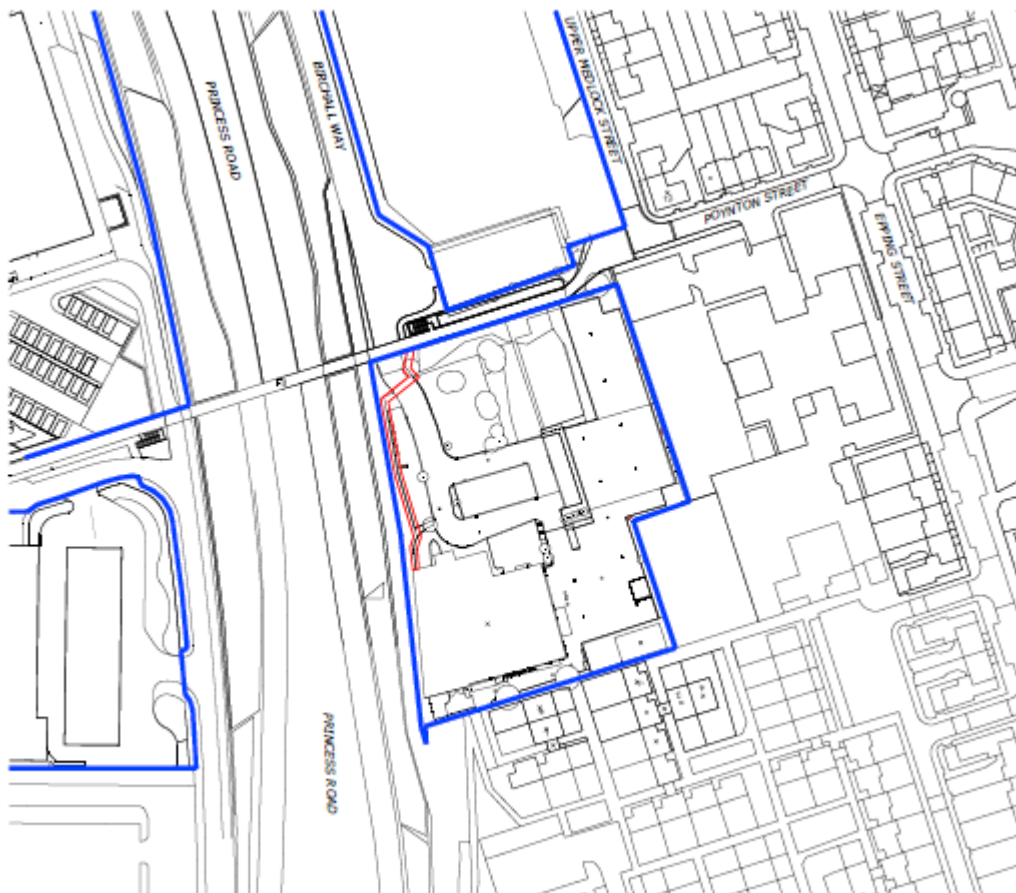
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The Site is bounded by vacant land to the north, Martenscroft Nursery and Aquarius Community Centre to the east, residential uses to the south and Princess Road to the west.

Due to the small scale and nature of the Proposed Development, the red line boundary has been tightly scoped to reflect only the area in which any works will take place. Therefore, the total Site area is 137 sq. m.

Figure 1 – Site Location Plan



The Site is currently in leasehold to MMU from City Council of Manchester. Planning Permission was granted in 2020 (ref: 127030/FO/2020) for the change of use of the car showroom into a flexible office use and ancillary functions for use by MMU's Estate and Facilities' services Team. The planning permission has since been implemented and MMU have since been using the Site to undertake operational duties incidental to the University's function.

The Proposed Development

A small number of measures are being made to enhance the existing boundary treatment on the western boundary of the Site. Currently, the western boundary comprises low-rise vegetation and an existing knee-high rail providing little benefit as defensible barrier between the Site and the pedestrian footpath. In recent months this has allowed unauthorised access into the Site.

The proposals seek to cut back the existing vegetation, remove the existing knee-high rail and erect new security fencing. Five flag poles and an illuminated signage totem will be removed to enable the erection of the fencing.

The fence will comprise a 2.4m high green V-mesh type security fence leading from the north of the Site along the western edge. The security fence will extend to an overall length of approximately 70m.

Currently, the existing entrance to the Site from Birchall Way is restricted by a sliding vehicular barrier located just under the Epping Walk pedestrian bridge. In its place, a new heavy duty 2.4m high automated gate and a 2m high pedestrian gate are proposed and will form the new means of access into the Site for both pedestrians and vehicles separately. The gates are proposed to be green to match the proposed security fencing. The gates will be activated by a swipe reader or buzzer intercom, which will be positioned either on the fence support posts or their own support post.

Planning Policy and Strategic Context

The Adopted Local Development Plan for the Site comprises the following documents:

- Manchester Core Strategy (2012).
- Saved Policies of the Manchester Unitary Development Plan (UDP) (2005).

The Core Strategy sets the overall strategic direction for planning for Manchester over the plan period from 2012 to 2027 and is in line with national policies.

The UDP was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant.

The Local Development Plan is supported by a number of material considerations, including the National Planning Policy Framework (NPPF), the National Planning Policy Guidance and the Corridor Manchester Strategic Vision to 2025.

The Corridor Manchester Strategic Vision to 2025 is for the area to become:

“Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities”

The vision is underpinned by the Oxford Road Corridor Strategic Spatial Framework (SSF), which sets out a clear ambition to guide the redevelopment, transformation and future development within the SSF boundary.

The SSF acknowledges the ongoing infrastructure resilience and upgrade projects are being undertaken by the Corridor Partners, including MMU.

The MMU Estate Strategy 2017 – 2027 highlights that a *“high quality estate meets the needs and expectations of students, staff and all University Stakeholders”* which can be achieved by being *“safe and secure”*.

The MMU estate and functions are key elements of the Oxford Road Corridor and ensuring the successful operation of the estate is a key component in ensuring the Corridor can operate as a world-class innovation district.

The key site specific considerations for the proposals are considered in turn below against the policies of the Local Development Plan.

Site Specific Considerations

Visual Impact

NPPF Chapter 12 places importance on achieving well-designed places. Paragraph 126 highlights the importance of good design stating that it is a key aspect of sustainable development, as it creates better places in which to live and work and helps make development acceptable to communities.

Core Strategy Policy DM 1 (Development Management) states that all developments should have regard to appropriate siting, layout, scale, form, massing, materials and detail and the impact on the surrounding areas in terms of design, scale and appearance.

Core Strategy Policy EN1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity).

The proposals have been carefully designed to fit within their existing context. The proposed fencing is a new v-mesh type security fence that will provide a soft but secure barrier between the Site and the pedestrian footpath. The fence and gates will be green to blend into the existing surroundings and vegetation.

Crime Prevention

Core Strategy Policy DM1 Development Management outlines that all development should have regard to the specific issues including community safety and crime prevention.

Section 8 of the NPPF highlights that planning decisions should aim to achieve healthy, inclusive and safe places which are:

“safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas”

The proposals that are being brought forward will enhance the level of security across the Site. Currently, the existing boundary treatment at the Site entrance is comprised of a low railing and sliding vehicular barrier and as such provides little protection against unauthorised access to the Site. The Proposed Development will strengthen the security of the Site to mitigate against this.

Summary and Conclusions

This Cover Letter accompanies an application for Full Planning Permission for the erection of new boundary fencing and gates at the Birchall Way Site. The Proposed development will help to enhance the level of security at the Site to mitigate against recent unauthorised access.

The location, design and function of the Proposed Development is deemed to be suitable and appropriate within the context of national and local planning policy and guidance and thus warrant the approval of Manchester City Council.

Application Submission

The application has been submitted on the Planning Portal (PP-11331155), alongside the requisite application fees of £234.00 (plus an administrative fee) as paid to Manchester City Council.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration.

Please contact Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk) or Cameron Radford (0161 455 6768 / cameronradford@deloitte.co.uk) at the earliest opportunity should you have any queries or require any further information.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', is written over a faint, light blue rectangular background.

John Cooper,
Deloitte LLP