

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144361/FO/2025

Date registered valid: 10 November 2025

Proposal: External alterations to install 1no. door and relocation of existing 1no. door.

Address: Interdisciplinary Bio-Centre, 131 Princess Street, Manchester, M1 7DN

Ward(s): Piccadilly Ward

Applicant: Manchester G Farmer University of Manchester

Agent (if any): Mr G Farmer Manchester University

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **02 January 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 November 2025

Standard consultations:

Printed: 14 November 2025

Expired: 5 December 2025

Neighbour notifications

Printed: 14 November 2025

Expired: 5 December 2025

Site notice

No site notice has been produced

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:

Tree Preservation Order:

The Interdisciplinary Bio-Centre is large four storey Modern building composed of stone cladding and glass. The building is bounded by Sackville Street and Princess Street. The site sits in close proximity to the River Medlock.

Description of area

The site's area is defined by the high quantity of educational (Class F.1) uses of Manchester Metropolitan University and the University of Manchester. These are present to the South along Brook Street, as well as to the West at Oxford Road. The 'Sister' regeneration area sits to the East. Supporting Class E amenity uses such as bars, cafes and restaurants are also present. Hotel (Class C1) uses are also throughout the area. The character of the area is one of a busy pedestrian nature, and a high concentration of students.



Description of development

Full planning consent is sought for the installation of no.1 disabled access door and the relocation of no.1 fire exit door.



Planning History

095413/FO/2011/C1 | Removal of the existing sliding door drum entrance and construction of an outer glazed porch with a separate powered pass pull door and manual revolving door. (Approved March 2011).

Consultations & Notification Responses

Publicity

Letters have been sent out to neighbouring buildings. No representations have been received.

Highway Services – The location of proposed works falls within the red-line boundary of the site and is not or adjacent to the public highway. The nature of the works is not expected to impact the adjacent or nearby highways.

Policy

Manchester Core Strategy (2012-2027)

DM1 Development Management

SP1 Spatial Principles

CC10 A Place for Everyone

Places for Everyone Joint Development Plan (2025-2039)

JP-P1 Sustainable Places

JP-P5 Education, Skills and Knowledge

Saved Unitary Development Plan Policy

DC22 Footpath Protection

Other Material Considerations:

National Planning Policy Framework

Chapter 12 Achieving Well-Designed Places

Issues

Principle of Development

The proposed development would enhance the site's accessibility by facilitating a level-access remotely operated **disabled** entry swing door. There is a 6-metre elevation gain between the lower and upper ground floors of the site. The site as a large, research centre forms part of the facilities of the University of Manchester.

Policy SP1 requires that developments make a positive contribution to their locales. Policies CC10 and JP-P1 require that the needs of disabled residents are taken into account in development proposals. Policy JP-P5 states that supporting the continued growth of university sector should be facilitated through the enhancement the existing university campuses within Greater Manchester.

At present, disabled users must navigate a long, onerous ramp in order to reach the site's main entry. Users who are unable to use the ramp must buzz reception at the existing fire door and request entry. The proposal would rationalise the building's accessibility and therefore facilitate access for diverse range of users.

For these reasons the principle of development is acceptable pursuant to policies SP1, CC10, JP-P1 and JP-P5.

Visual Amenity



Images of site proposed new fire exit location marked with star.

Policy SP1 requires that proposals protect existing character, are well-designed and make a positive contribution to their locality. Policy DM1 states that developments should have regard for local character in their design.

The development would impact small sections of the lower ground floor level. The proposal is not considered to have a material impact on the character or appearance of the site thereby maintaining the building's architectural character and retaining the character of the surrounding area.

The proposed relocation of the fire escape door would maintain the framing and opening size of the existing glazing. The development would positively contribute to the accessibility of the site while respecting the appearance, as such the proposal is considered to be in accordance with policy SP1.

Accessibility

The proposed changes would facilitate access to a wider range of users than the present arrangement, which is detailed above. As is required by policies CC9 and JP-P1 all development should be inclusive and accessible in their design. The proposed arrangement would also create an entrance in closer proximity to the internal life than the current disabled access entrance at ground floor.

The proposed changes would therefore be acceptable pursuant to policies CC9 and JP-P1.

Footpath Protection

Policy DM1 requires consideration of the impact of a development proposal on the public safety of adjoining pavement, highways and footpaths. Policy DC22 states that development proposals that are expected to impose undue inconvenience to pedestrian movement should be refused.

As a part of the busy Higher Education Precinct Area the site experiences high levels of pedestrian footfall, though it should be noted that the site is not within the 'core' area of the University Campus. The proposal would temporarily impact access to an area of the footpath. The scale and duration of the works would impact a small area of the footpath for a short period of time and would not inhibit access to the wider building. Further, Highways have noted that the proposal would not negatively impact the adjacent highways.

Given this, the proposal does not unduly harm pedestrian mobility at the campus. The proposal is therefore acceptable under policy DC22.

Conclusion

In totality the proposed elevational alterations is considered to minimal and necessary in order to create a higher quality, inclusive campus environment. The proposed creation of a new fire exit door would not harm the existing character of the building, nor the wider character of the area. As such, the proposed works are considered to be acceptable pursuant to Manchester Core Strategy policies DM1, SP1, and CC9, Saved Unitary Development Plan policy DC22 and Places for Everyone policies JP-P1 and JP-P5.

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

- 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, received by Manchester City Council as the Local Planning Authority on 10 November 2025:
 - Drawing: A002 Rev. A
 - Drawing: A004
 - Drawing: A003 Rev. A

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Apartment 11, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 14, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 21, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 39, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 8, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 41, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 61, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 54, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 65, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 45, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 17, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 1, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 3, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 9, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 11, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 13, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 37, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 2, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 13, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 16, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 15, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 49, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 22, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 45, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 42, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 58, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 44, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 14, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 35, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 55, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 52, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 25, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 38, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 49, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 47, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 35, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 28, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 4, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 30, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 38, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 48, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 47, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 18, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 18, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 61, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 31, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 48, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 25, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 32, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 36, Princess House, 144 Princess Street, Manchester, M1 7EP

[illegible]

Apartment 46, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 62, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 19, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 24, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 7, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 36, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 15, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 5, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 43, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 40, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 50, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 27, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 31, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 10, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 6, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 60, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 52, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 32, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 26, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 34, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 23, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 39, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 58, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 10, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 12, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 33, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 20, Montana House, 136 Princess Street, Manchester, M1 7AF

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -
Benefitting From Flood Defences -
Main River Consultation Zone -
Area Team Boundary - Name: CENTRAL