Planning

Growth & Development

Delegated officer report for planning application

Application no.	144741/FO/2025
Date registered valid:	11 December 2025
Proposal:	Installation of external lighting and 2no. louvre panels to the south elevation.
Address:	Grosvenor West - Grosvenor Building, Manchester Metropolitan University, Cavendish Street, Manchester, M15 6BG
Ward(s):	Hulme Ward
Applicant:	Manchester Metropolitan University
Agent (if any):	Mr Tom Young, Deloitte LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 March 2026

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 December 2025 and 15 January 2026

Standard consultations:
Printed: 17 December 2025 Expired: 10 January 2026

Neighbour notifications
Printed: 17 December 2025 Expired: 10 January 2026

Site notice
Posted: 19 December 2025 Expired: 12 January 2026

Press advert
Published: 23 December 2025 Expired: 16 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Grosvenor Building makes up part of Manchester Metropolitan University's All Saints campus, located within the Oxford Road Corridor in Manchester City Centre. The university has around 30,000 students.

The Grosvenor building was Grade II Listed in October 1974. The listing details the external appearance of the building including the bays, arches and tablets that give the building its recognisable form.

The building is bounded by Cavendish Street to the north, Higher Ormond Street to the west, the Chatham Building to the south, and the Arts and Humanities Building (including the Grade II Listed façade of the Former Town Hall; Listing ID 1283062).

The building fronts All Saints Park, which creates an important pedestrian link from Oxford Road through into the University. The park also has significant historical ties, as the area was historically a Burial Ground. It is estimated that there are over 16,000 human remains under the park.

The Site is within the Hulme ward boundary and does not lie within a Conservation Area.

The Grosvenor Building is owned by Manchester Metropolitan University and is used for the School of Art. It contains workshops and studio spaces for teaching and working spaces for both academic staff and students. The building comprises of gallery areas, studio and workshop

spaces, teaching space, office, circulation, plant and ancillary spaces. The Holden Gallery is situated at the centre of the existing building and has remained an exhibition space since its initial purpose as the Textile Court and retains many of its original features.

Description of Development

The proposal seeks Planning Permission for the installation of external lighting and 2no. louvre panels to the south elevation.

Related Applications

144158/LO/2025 - Listed Building Consent for internal and external alterations.
To be approved in tandem with this application.

131812/LO/2021 - LISTED BUILDING CONSENT for the full refurbishment of the Grade II Listed Grosvenor Building including internal and external alterations, refurbishment of existing windows, roof and facade, internal aesthetic works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/replacement of all MEP services.
Approved December 2021.

131811/FO/2021 - Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building,
including steel access ladders and fall arrest systems, and replacement of fire exit door with window.
Approved December 2021.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Environmental Health - Recommended that conditions be attached to control lighting and noise breakout.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy SP1 - Spatial Principles
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC19 - Listed Buildings
- Policy DC26 - Noise and Development

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle of Development

The south elevation does not currently have any lighting needed to illuminate the pedestrian walkway. Previous external lighting to the rear elevation was removed during the main refurbishment works a number of years ago (the lights can last be seen on Google Street View in 2022) and Manchester Metropolitan University (MMU) has received complaints about low light levels in this area. As a result, the University are looking to provide building mounted lighting fixed to the Grosvenor West South elevation and soffit of the Grosvenor Bridge Link to facilitate the safe use of the space.

The principle of re-instating lighting to this elevation of the building is considered to be acceptable.

The existing UPS (Uninterruptible Power Supply) room facilitates the evacuation lift that was approved in the 2021 consents on this building. The lift allowed for better accessibility

throughout the building and was required particularly for evacuation in the building, as the only other lift access previously was in the modern section of the building (Grosvenor East) and the distances to reach the lift from the far end of the Grosvenor West were insufficient in the event of an evacuation.

Since the installation of the lift, there have been issues with the UPS room, which does not have any ventilation. Safety advice from the battery and UPS manufacturers provides that a minimum level of ventilation is required due to gasses released from the batteries and due to overheating.

To solve the ventilation issue, the proposal is to install new transfer ducts from the existing UPS room to new air transfer grilles within existing internal fire rated lining. In addition, MMU is proposing to remove two glass panes and install new powder coated intake and extract louvres in lieu to provide the required ventilation for the evacuation lift UPS unit.

The options to provide extraction for the UPS room are limited. Neither the UPS room or the lift can be moved, they are fixed in place, and so the location of the ventilation solution must be adjacent to the existing UPS room.

Because of this, the principle of requiring louvres to provide extraction for the UPS room, which facilitates the evacuation lift, is accepted.

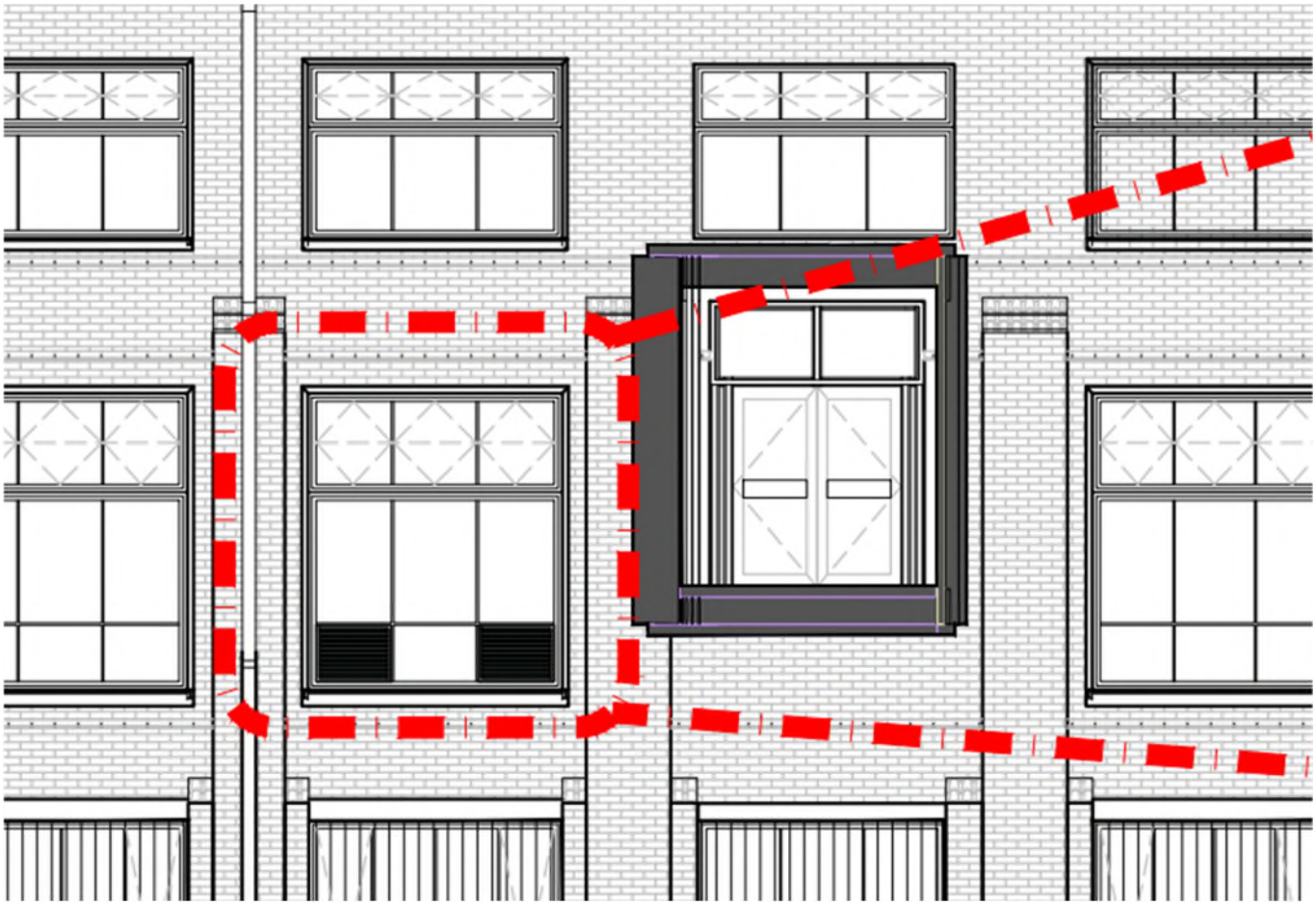
Even though the principle of both these elements of works are accepted, they must still be judged against the relevant material planning considerations below.

Visual Amenity

The proposals would see to bottom left and bottom right panes of glazing removed from the windows, to be replaced by louvres.



Existing window where louvres shall be installed



Proposed louvre installation

Whilst the installation of louvres on the external façade of a listed building should be avoided where possible, the limitations of where the UPS room is located means that there is a limited area to where a ventilation solution could be provided.

The proposed louvres will feed directly into the UPS room. The option to have glazed louvres here would not result in a good visual amenity appearance, as all of the mechanical equipment in the UPS room would be readily visible through the glass louvre.

It was therefore proposed to have a RAL 6012 (Dark Green) louvres, that would match the window colour frame, which will somewhat mitigate the visual amenity impact.

The affected window will sit adjacent to the link bridge which connects Grosvenor West to Chatham Building. The presence of the link bridge means that this particular window, and therefore the louvres that will be in place in the window, will be screened by the link bridge when approaching from the east (Oxford Road, Grosvenor East Building, or Geoffrey Manton Building).

Whilst it will be visible when approaching from the west (Higher Ormond Street, Boundary Street West, or Chatham Building), it will take up a small section of the window, and it the specification of the louvre is correct, may not appear as a significantly incongruous feature within the window, if the colour, framing, and window style are retained.

The City Council believes that a more decorative louvre solution is required. Whilst it would be ideal to have this design included in the application, it has been determined following consultation with the applicant that a condition has been attached to ensure that the full and

final details of the louvres, including the manufacturers specification, and a sample if necessary, are submitted to the City Council before the installation of the louvres.

This elevation is also considered to be the less prominent elevation of the building, as opposed to the north elevation, which faces out on to All Saints Park.

It is considered that with the addition of this condition, that whilst the installation of the 2no. louvres does not have an ideal impact upon the visual amenity of the building and will lead to a slight negative impact on the visual amenity, the concerns are not significant enough to warrant a refusal on these grounds.



Lighting in place on South Elevation (Google Street View - Jun 2022)

There has been lighting in place on the South Elevation until the recent 2021 approved works were implemented.

The specification of lights outlined on the 'External Lighting Layout' drawings are considered to be proportional in terms of size and slender in design and are considered to not have a significant impact upon visual amenity. They will be less visually impactful that the lights that were previously in place.

Heritage

Assessment of significance

The building has significant heritage and architectural interest as the second oldest School of Art in Britain. It derives its significance from the buff sandstone main façade that faces on to All Saints Park and its red brick and terracotta elevations at the rear.

Internally, terracotta columns and a glazed roof lantern in the Holden Gallery are considered to contribute to the significance of the building.

Impact on heritage asset

The external lighting to the rear is required to replace previous wall mounted lighting. In terms of siting along the elevation and the height at which the lights are situated, the lights will be located in positions where lights were previously in place, therefore reusing previously penetrations and fixing through the mortar.

There will be a very low level of less than substantial harm caused by these works.

As outlined above in the visual amenity section, the applicant is limited as to where they can locate a ventilation solution. Whilst the installation of louvres on the external façade of a listed building should be avoided where possible, the limitations of where the UPS room is located means that there is a limited area to where a ventilation solution could be provided.

The works would result in some harm to heritage significance as well as impact on the appearance of the window but, this has been mitigated by ensuring the framing and window style would be retained. The louvres are a reversible alteration and the glazing itself that will be replaced is not original.

It has proposed to have a RAL 6012 (Dark Green) louvres, that would match the window colour frame, which will somewhat mitigate any harm.

The City Council believes that a more decorative louvre solution is required. Whilst it would be ideal to have this design included in the application, it has been determined following consultation with the applicant that a condition has been attached to ensure that the full and final details of the louvres, including the manufacturers specification, and a sample if necessary, are submitted to the City Council before the installation of the louvres.

Whilst the inclusion of any louvres on a heritage asset is not ideal, a decorative louvre solution would result in some mitigation to the harm caused to the listed building, in comparison to a more standard louvre design. Although it will still introduce some harm, there will be a low level of less than substantial harm caused by these works.

There will be a low level of less than substantial harm caused by these works.

Public Benefits

Paragraph 215 of the NPPF (2024) requires any less than substantial harm identified by proposals to be outweighed by public benefits.

Whilst there will be a low level of less than substantial harm caused by the installation of the lighting, the harm is considered to be negligible and offset by the public benefits of providing a safe well-lit external environment for pedestrians.

The mitigation in harm resulting from a decorative louvre design, as opposed to a standard louvre, is considered to reduce the harm enough so that the public benefits of this element of the scheme outweigh the harm caused.

Whilst there will be a low level of less than substantial harm, caused by the installation of the louvres, the public benefits of providing ventilation for the UPS plant room, which services the

evacuation lift, to prevent overheating of the UPS plant and ensure compliance with the relevant regulations, is considered to be outweigh any harm caused, as ensuring that the evacuation lift is in working order in the case of an evacuation means that those with accessibility requirements can be safely evacuated from the premises.

Noise and Light

The lighting proposals have been reviewed by MCC's Environmental Health team, who are satisfied that the lighting will not have a significant impact upon the surroundings.

A verification element has been condition to ensure that the installed lighting complies with the approved lighting scheme.

A noise impact assessment was submitted with the application.

MCC's Environmental Health team have reviewed this noise impact assessment. Whilst some points raised by Environmental Health have been addressed by the applicant, there are a couple remaining points that were not able to be addressed within the determination period of this application.

There points are as follows:

- The background noise assessment was carried out 'during a quiet morning period on 25th November 2025'. The specific time of the survey is not provided, no data is provided in the report which gives the time stamps for the measurements and no additional nighttime
background noise measurements have been noted in the originally submitted noise impact assessment as being carried out. This must be clarified.
- The table in section 6.0 of the originally submitted noise impact assessment does state the nighttime noise levels will be complied with, but it isn't clear how that has been calculated given no nighttime background noise monitoring data is provided, just the 'early morning' measurements, which is 51dBA. The dominant noise during the measurement period was traffic noise, which is typical for daytime in that area, but during the nighttime noise from traffic will be lower and it is likely that the nighttime background noise levels will be much lower than 51dBA. Without this further confirmation being provided, it would be requested that the equipment is turned off to ensure compliance with the requirements of the condition.

The remaining points can be addressed by the way of condition, which has been attached to this recommendation for approval. With the attachment of this condition, it is considered that the in terms of light and noise impact, the proposal complies with policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

Access and Highway Impact

The proposal will have no impact on access or on the Highway.

Public Safety

The lighting element of the proposal shall lead to illumination of a public pedestrianised pathway, which will enhance public safety of pedestrians at night using the pathway.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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 polices 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: Approved

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 11 December 2025:

- Site Location Plan 3434-CAA-XX-00-DR-A-1002 P02

- Proposed External Lighting Layout 250813-CPW-XX-ZZ-DT-E-800005 P04
- Proposed External Lighting Elevation Layout 250813-CPW-XX-ZZ-DT-E-800006 P01
- Proposed New Ventilation Louvres Installed Within Existing Window 1002B-CAA-XX-ZZ-DR-A-017180 P2
- Existing and Proposed Mechanical Service Layout 250813-CPW-XX-ZZ-DT-M-800001 S2 P03

Received by Manchester City Council as the Local Planning Authority on 28 January 2026:

- Thorn Cesar Amp Wall specification

Received by Manchester City Council as the Local Planning Authority on 30 January 2026:

- Noise Impact Assessment R2447-REP01-SJW by Red Acoustics

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 and saved policy DC19.

3) a) The external lighting installed on the South Elevation shall be carried out in accordance with 'Proposed External Lighting Layout 250813-CPW-XX-ZZ-DT-E-800005 P04', received by Manchester City Council as the Local Planning Authority on 01 October 2025, and in accordance with 'Proposed External Lighting Elevation Layout 250813-CPW-XX-ZZ-DT-E-800006 P01' received by Manchester City Council as the Local Planning Authority on 23 October 2025, so as to control glare and overspill onto nearby properties.

b) Prior to the first use of the lighting scheme, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

c) In the event of any non-conformity with the approved lighting scheme, then any further measures that are required to achieve the required lighting criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to the first use of the lighting scheme.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby occupiers, pursuant to policies SP1 and DM1 of the Core Strategy.

4) a) Notwithstanding the 'Noise Impact Assessment R2447-REP01-SJW' produced by Red Acoustics, received by Manchester City Council as the Local Planning Authority on 11 December 2025, prior to the installation of 2no. extract louvres on the South Elevation of the building, either a scheme that demonstrates that any plant, equipment or servicing that will vent out through the 2no. extract louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the following is required to be confirmed in the updated Noise Impact Assessment:
- The table in section 6.0 of the originally submitted noise impact assessment does state the nighttime noise levels will be complied with, but it isn't clear how that has been calculated given

no nighttime background noise monitoring data is provided, just the 'early morning' measurements, which is 51dBA. The dominant noise during the measurement period was traffic noise, which is typical for daytime in that area, but during the nighttime noise from traffic will be lower and it is likely that the nighttime background noise levels will be much lower than 51dBA. Without this further confirmation being provided, it would be requested that the equipment is turned off to ensure compliance with the requirements of the condition.
- The requirement for the nighttime assessment is to ensure that the equipment meets the condition criteria at the quietest time, the background noise assessment was done at 10am on a Tuesday which does not represent a typical quiet period of time in that area. The purpose of the condition is to ensure there is no disamenity to residential properties (there are residents in Cavendish Halls) but also prevents 'noise creep' in the area.

The development shall then be carried out in accordance with the approved details.

b) Within 3 months of the installation of the 2no. extract louvres on the South Elevation of the building, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, within 3 months of the installation of the 2no. extract louvres on the South Elevation of the building.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP

5) Notwithstanding the details as set out in condition 2 above, prior to the installation of extract louvres on the South Elevation of the building, the full and final details of the louvres, including the manufacturers specification, and a sample of the louvres design, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. For the avoidance of doubt, these louvres should present a decorative solution.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) For the installation of the lighting on the South Elevation, fixings should use existing fixing points from the previously installed lights where possible or be fixed through the mortar.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

1 Boundary Street West, Manchester, M15 6LS
Manchester Metropolitan University, Arts And Humanities Building, Cavendish Street, Manchester, M15 6BG
Manchester Metropolitan University Humanities Building, Rosamond Street West, Manchester, M15 6LL
Righton Building, Cavendish Street, Manchester, M15 6BG

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