

25 March 2026

Jack Naven
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M2 5DB

Dear Jack,

Brooks Building - Prior Approval for an Entrance Replacement Scheme

Please find enclosed an application for Prior Approval under Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the replacement of the existing doors with four revolving doors at the entrance of the Brooks Building. The Applicant is Manchester Metropolitan University (Man Met), the owner of the site.

1. Description of Development:

The proposed description of development is:

“Prior approval for the replacement of existing doors with four revolving doors at the entrance of the Brooks Building”

2. The Site

The Brooks Building is located in the Birley Campus and is an academic building housing the Man Met Faculty of Education, and the Faculty of Health, Psychology and Social Care (see figure 1).

The surroundings of the Brooks Building and the wider Birley Campus are characterised by a modern, green landscape. The campus features a 12-acre green space designed with sustainability at its heart, aiming to be one of the greenest campuses in the UK.

In terms of connectivity, the Brooks Building is well-served by public transport. Manchester Oxford Road railway station is approximately 0.9 miles away, Manchester Piccadilly is 1.5 miles away, and Manchester Victoria is 2.5 miles away.

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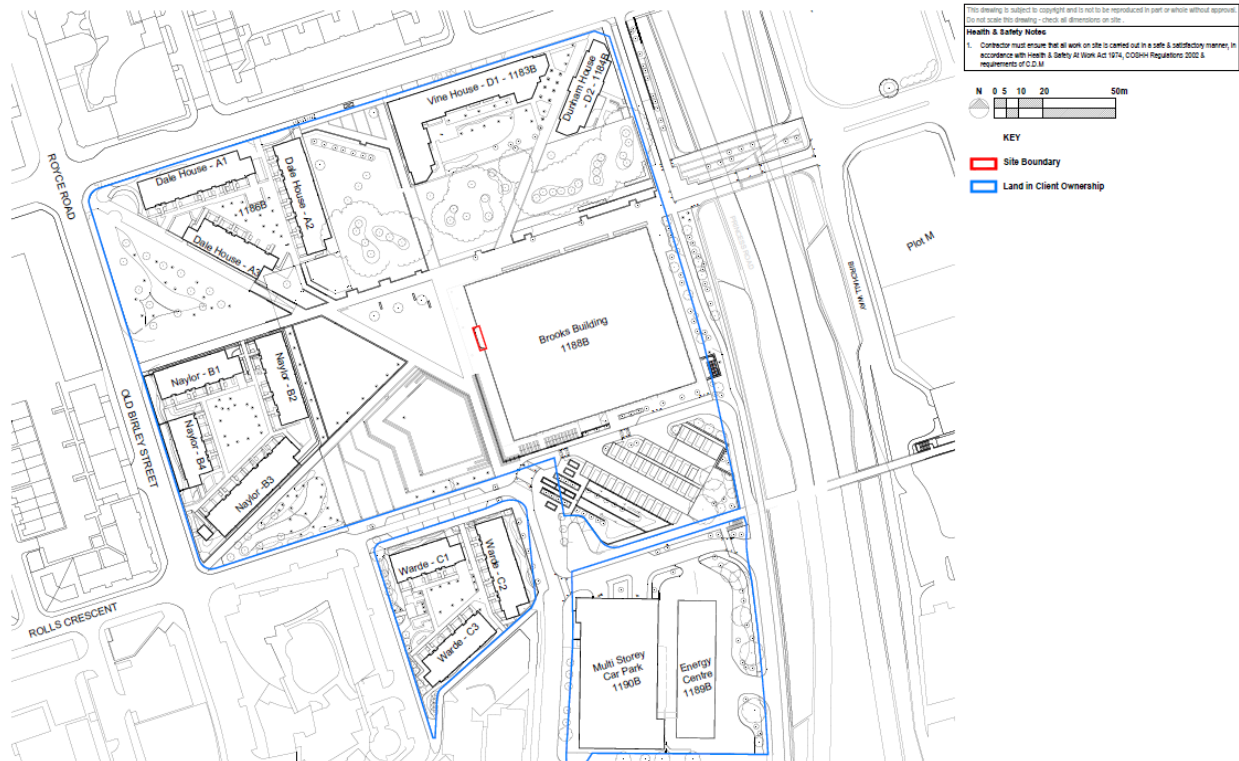


Figure 1: Site Location Plan

3. Background

Since the opening of the Brooks Building in 2014, Man Met has experienced issues with the main entrance doors to the building.

The existing two revolving doors are over 3 metres in diameter and, being automatic, they have a number of safety features built into them as required under EN16005. Although the revolving door throats are designed to accept 1-2 persons for a typical entry, at peak times larger numbers of people are entering the throat of the doors and causing the mechanism to temporarily stop – this is as a result of the safety features kicking in. This constant ‘start-stop’ at peak times causes the normal flow of people to back up leading to frustration and further delay.

An image of the existing doors is below:



Figure 2: Existing Doors

4. Development Proposal

Man Met will replace the existing doors with four revolving doors, which will allow for more people to enter the building, simultaneously helping to mitigate the current issues Man Met are having during peak times. An image of the proposal is shown below:



Figure 3: Proposed Doors

The new revolving doors can fit within the existing opening that currently houses 2 revolving doors without requiring any widening/alteration, a central glazed panel between the second and third revolving door is required to fill the space.

With regards to the impact on transport and highways, the proposal is not designed to increase footfall but rather to ease existing capacity constraints. In terms of design, the refurbishment will significantly enhance the building's functionality by replacing two revolving doors with four, thereby improving pedestrian flow and reducing congestion at peak times. Aesthetically, the new revolving doors will be integrated within the existing

opening, complemented by a central glazed panel to maintain a cohesive and modern entrance façade.

Accordance with Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015

The proposed development for the Brooks Building aligns with Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 as follows:

- **Nature of Development:** The proposed alteration, which involves replacing existing doors with four revolving doors, falls under the scope of Permitted Development Class M because it constitutes an "*alteration of a... university building.*"
- **Location and Purpose:** The development is situated within the curtilage of Manchester Metropolitan University and serves a purpose incidental to its use by enhancing accessibility and pedestrian flow.
- **Design and Materials:** All alterations will be constructed using materials that maintain a similar external appearance to the existing building, ensuring design consistency.
- **Impact Assessment:** The proposed alterations are stated not to have any adverse impacts on local transport infrastructure or designated heritage assets

5. Conclusion

This application seeks prior approval for essential alterations to the Brooks Building's main entrance, driven by the need to alleviate significant operational issues and enhance user experience. The proposed replacement of two revolving doors with four revolving doors fully complies with the conditions set out in Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015.

6. Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Site Location Plan (CAA-ZZ-ZZ-DR-A-100);
- Application form;
- Existing Elevation (CAA-ZZ-ZZ-DR-A-210);
- Proposed Elevation (CAA-ZZ-ZZ-DR-A-211);
- Existing Floor Plan (CAA-ZZ-ZZ-DR-A-200);

- Proposed Floor Plan (CAA-ZZ-ZZ-DR-A-201);
- Technical Specifications; and
- Door Specifications:
 - Overall Layout (012882-BEL-XX-00-DR-X-0000)
 - General Elevations & Cross Sections (012882-BEL-XX-00-DR-X-0001)
 - Horizontal Cross Sections (012882-BEL-XX-00-DR-X-0002)
 - Vertical Cross Sections (012882-BEL-XX-00-DR-X-0003)
 - Control Detail (012882-BEL-XX-00-DR-X-0004)
 - Base Ring Details (012882-BEL-XX-00-DR-X-0005)

The Planning Portal Reference number for the submitted application is (PP-14534942)

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

If you require any further details, please do not hesitate to contact my colleague Tom Young [REDACTED].

Yours sincerely

[REDACTED]

Deloitte LLP