

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144157/FO/2025
Date registered valid: 24 October 2025
Proposal: Installation of ramp following demolition of existing ramp.
Address: University Of Manchester, University Place, Oxford Road, Manchester, M13 9PL
Ward(s): Hulme Ward

Applicant: University Of Manchester
Agent (if any): Mr Greg Farmer Manchester University
Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 October 2025

Standard consultations:

Printed: 30 October 2025 Expired: 20 November 2025

Neighbour notifications

Printed: 30 October 2025 Expired: 20 November 2025

Site notice

Posted: 31 October 2025 Expired: 21 November 2025

Press advert

Published: 4 November 2025 Expired: 18 November 2025

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

This application refers to the Williamson Building located on the University of Manchester campus. The building has an existing level accessible adjacent to the public realm fronting Oxford Road.



Figure 1 – Site photographs of existing access ramp

Description of development

Permission is sought for the installation of a ramp following the demolition of an existing ramp.

The replacement ramp is to ensure the accessible ramp meets current standards.

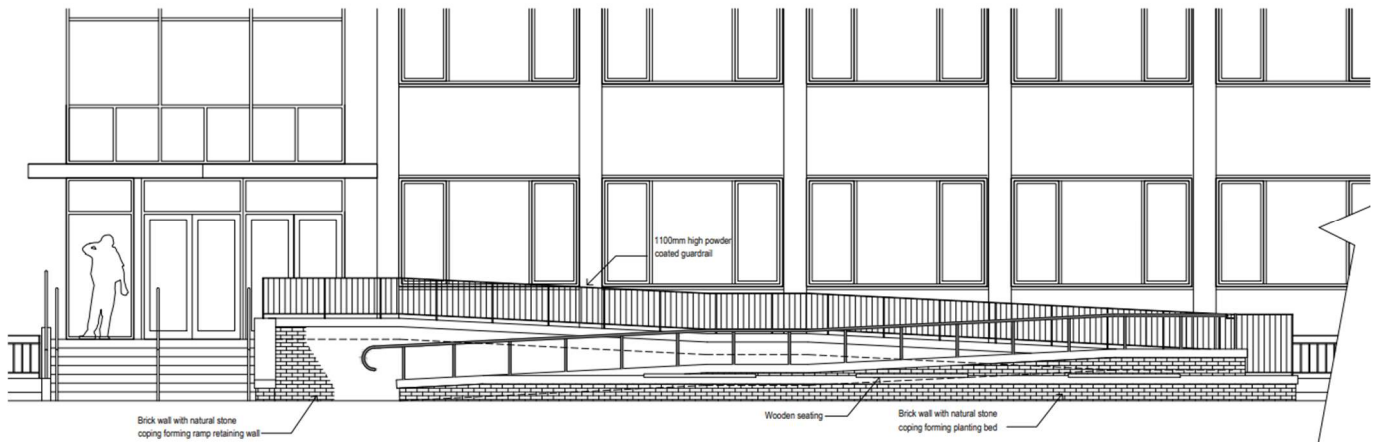


Figure 2 – Front elevation of access ramp (fronting Oxford Street)

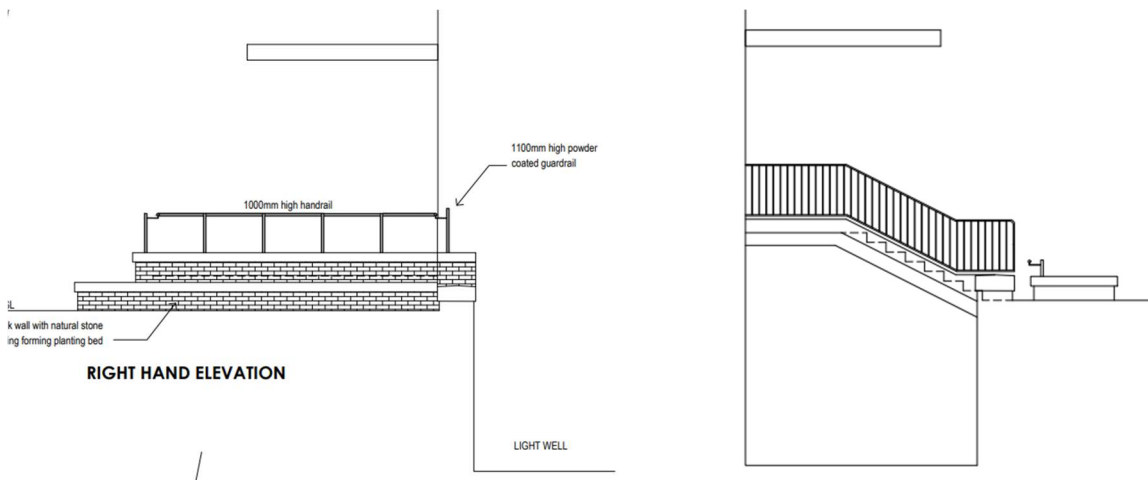


Figure 3 – Right hand elevation

Figure 4 – Left hand elevation

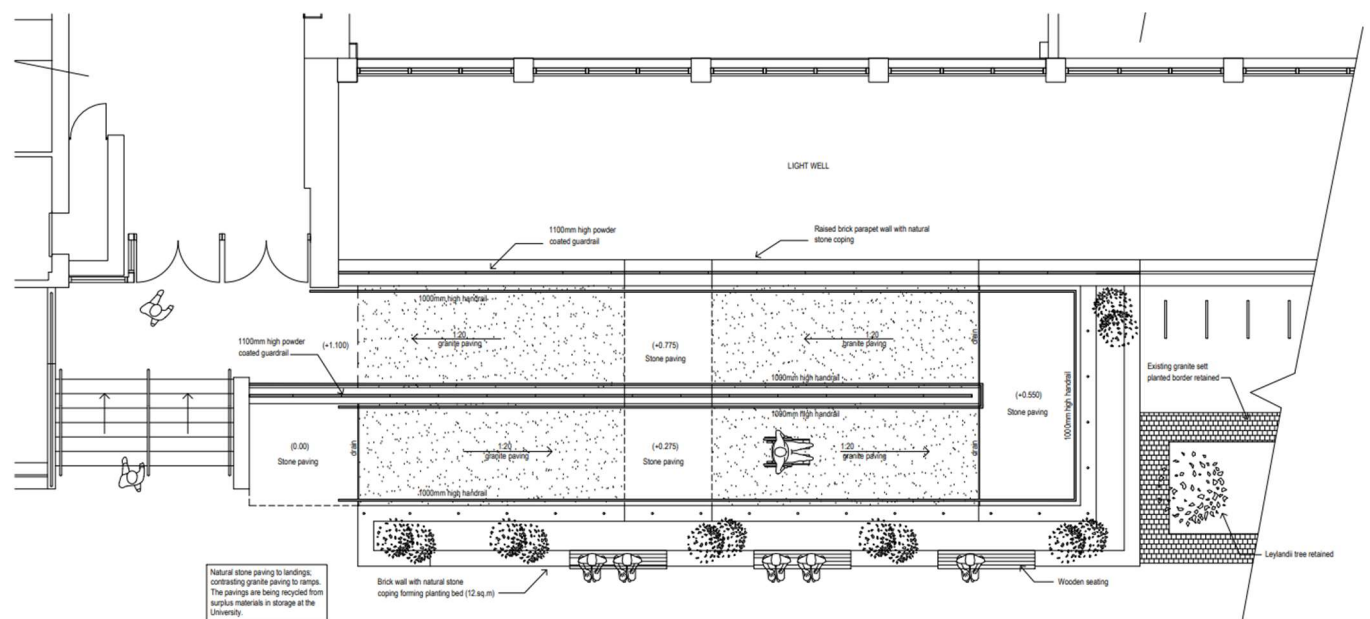


Figure 5 – Proposed layout plan

Consultations & Notification Responses

Highway Services advise it should be ensured all aspects of the ramp including the gradient, resting/ landing platform and handrailing is DDA compliant, as referenced within Design for Access 2 documents.

The development is within the curtilage of the site and does not impact on the adopted highway.

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

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 SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy DM1 – Development Management

Relevant planning history

047482/FO/CITY2/95 - Construction of a new disabled access ramp. Decision: Approved
24.05.1995

Issues

Principle

The replacement of the access ramp is acceptable in the interests of ensuring the accessible ramp/level access meets current requirements.

Visual amenity

The design of the access ramp would be constructed in facing brick with stone coping which would respect the character and materials of the existing red brick University Building.

The design incorporates a low-level wall with natural stone coping to accommodate a planting bed and wooden seating. This design would be a visual improvement over the existing access ramp and would complement the wider public realm and landscaping adjacent to the application site.

The ramp surface will comprise stone paving and granite paving and there would be a powder-coated metal handrail installed for safety.

The product specification and samples of external materials to be used on the ramp and any finishes shall be submitted for approval under planning condition.

Subject to the recommended condition, the proposal is consistent with Core Strategy policies DM1 and CC9.

Accessibility

Highway Services have reviewed the proposal and advised it should be ensured all aspects of the ramp including the gradient, resting/ landing platform and handrailing is DDA compliant, as referenced within Design for Access 2 documents. The supporting information/application form confirms the access ramp has been designed to meet current requirements.

The development would not impact on the adopted highway

Conclusion

In light of the above assessment, the proposed works are considered acceptable in terms of visual impact and accessibility improvements.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

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:

- Proposed Elevations and Ground Floor Arrangement Plan: A03A
- Proposed Section and Setting Out: A04

All received by the Local Planning authority on the 24 October 2025

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 the National Planning Policy Framework.

- 3) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Pinc College, Manchester Museum, Oxford Road, Manchester, M13 9PL

University Of Manchester, Williamson Building, Oxford Road, Manchester, M13 9PL

University Of Manchester, Whitworth Hall, Oxford Road, Manchester, M13 9PL

Manchester Museum, Oxford Road, Manchester, M13 9PL

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL