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9 December 2025

F.A.O Jack Naven
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jack

Grosvenor Building – Application for Planning Permission for installation of lighting units and external louvres

On behalf of our client, Manchester Metropolitan University (MMU), please find enclosed an application for Planning Permission (PP) for external alterations to the Grade II listed Grosvenor Building on Cavendish Street, Manchester "the Site". The PP works are related to alterations to the UPS room and installation of external lighting on the south elevation. The Applicant is MMU, the owner of the site, and this letter provides an overview of the proposals.

1 Description of Development

The proposed description of development is:

"Planning Permission for UPS room alterations and the installation of external lighting to the south elevation and associated works".

2 Background

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 additional works required to the Grosvenor Building are associated with the previously approved LBC and Planning Permission on 15 December 2021.

The Listed Building Consent (re: 131812/LO/2021) has the following description of development:

"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

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works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/ replacement of all MEP services"

The associated Planning Permission (*ref: 131811/FO/2021)* has the following description of development:

"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."

A separate application for Listed Building Consent (144158/LO/2025) has also already been submitted alongside this planning application for:

"Listed Building Consent for internal and external refurbishment of Grosvenor West to include UPS room alterations, Helifix ties to Cavendish Street elevation, refurbishment of gallery walls, the installation of external lighting to the south elevation and associated works".

This cover letter and PP application pack is relevant to the works required in respect of the refurbishment of the UPS room and installation of lighting on the south elevation.

3 The Application Site

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

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

The building comprises of three floors as follows:

- Lower Ground/Basement
- Ground Floor (accessed via Cavendish Street & Arts & Humanities building)
- First Floor

It is home to the School of Art and 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.

4 Pre-Application Consultation

A meeting was held with Manchester Council (MCC) planning officer, Jack Naven, on 16 September 2025. During the meeting it was set out that additional alterations to the Grosvenor Building are required to support the continued vision to foster an enhanced art and design community within the school and the City.

5 Proposals

All the PP works are set out comprehensively below and in the attached drawings and reports. The proposals will maintain a high-quality refurbishment and support the future operation and use of the Grosvenor Building.

5.1 UPS Room Ventilation and Sound Reduction Works

The existing UPS room currently transits noise to the adjacent studio and the room does not have 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. As a result, the proposed works include new acoustic sound insulation linings within room G.32a to help enhance the control of noise transmission within the space. To solve the ventilation issue, MMU is proposing 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.

A noise impact assessment has been submitted in support of this application. It evaluated the noise impact from the proposed installation of two ventilation fans, providing supply and extract airflow to the existing first-floor UPS room at the Grosvenor East Building, Cavendish Street, Manchester M15 6BH.

The purpose of the assessment is to determine the likely noise effects on the nearest noise sensitive receptors. Based on noise data provided by the equipment manufacturer, internal UPS noise survey measurements and an environmental noise survey to determine the typical background sound climate during the relevant operational period, a CandaA noise propagation model has been used to assess potential noise impact. Based on the current proposal, impact is predicted to be low and no further mitigation measures are proposed.

The following drawings submitted to support this application demonstrate the design, location and details of the works:

- 13434-CAA-XX-00-DR-A-2001_P2_Internal- Alterations-Works.
- 1002B-CAA-XX-ZZ-DR-A-017180_P1_Proposed Window Louvres.
- 250813-CPW-XX-ZZ-DT-M-080001 Existing and Proposed Details - P03.
- Noise Impact Assessment (R2447-REP01-SJW)

5.2 Building Mounted External Lighting to South Elevation

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 and MMU has received complaints about low light levels in this area. As result, MMU is 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 following drawing submitted in support of this application demonstrates the design and location of the external lighting:

- 250813-CPW-XX-ZZ-DT-E-800005_External Lighting Layout - P04.

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6 Planning Policy Context

Please note that a separate cover letter, including a Heritage Impact Assessment has been submitted for the LBC (144158/LO/2025) that sits alongside this PP. The Heritage Impact Assessment concluded that the proposed LBC alterations are considered to result in less than substantial harm and careful consideration has been given to the sensitive refurbishment of Grosvenor West. The purpose of this planning context chapter is to focus on alignment to national and local planning policy with regards to the UPS ventilation and sound reduction works, and external lighting proposals.

6.1 Places for Everyone Joint Development Plan (2024)

The Places for Everyone (PfE) joint development plan was adopted by Manchester City Council on 21 March 2024 for long-term sustainable growth, new homes and jobs. The PfE covers Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. It has partially replaced MCC Core Strategy policies and any part of the policy that is not replaced remains part of Manchester's Core Strategy.

There are several policies which are of relevance to this application, and which have been summarised below:

PfE Policy JP P2 (Heritage) states that management and integration of heritage should deliver:

> *"Positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing"*

It also emphasises the importance of a robust evidence base in decision making, noting:

> *"Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s)."*

Policy JP-C6 (Walking and Cycling) sets out that deliver a higher proportion of journeys made by walking and cycling, a range of measures will be supported, including:

> *"Ensuring routes are direct, easily navigable and integrated with the street and public transport network"*
>
> *"Utilising and enhancing green infrastructure, including canals, parks and recreation grounds, to create opportunities for walking and cycling;"*

6.2 The Manchester Core Strategy (2012)

The Manchester Core Strategy was adopted in July 2012 and is the key, overarching DPD within the LDF. The Core Strategy (CS) has replaced significant elements of the Manchester UDP as the document that sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against.

There are several policies which are of relevance to this application, and which have been summarised below:

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Policy CC9 states that development in the City Centre should preserve or enhance the heritage assets identified including listed buildings.

Policy EN1 describes the City Centre character area, including noting the city's heritage and promoting a rich pattern of activity.

6.3 National Planning Policy Framework 2024

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan.

Paragraph 174 it states that planning policies and decisions should contribute to and enhance the natural and local environment by: *'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution'.* Paragraph 185 also advises:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and quality of life'.

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6.4 Accordance with Planning Policy

The proposals, are necessary to ensure its continued viable and enhanced use, thereby contributing to its long-term preservation and the wider public good. These benefits include:

- Enhanced Safety and Functionality: Addressing defects and improving essential services (UPS ventilation and sound reduction), and enhancing pedestrian safety (external lighting); and
- Long term Viability: Ensuring the Grosvenor Building remains a functional and attractive asset for MMU and the city, contributing to its “economic viability” and “social wellbeing”.

The proposals are therefore considered to be in full accordance with the principles of the NPPF, the Places for Everyone Joint Development Plan, and the Manchester Core Strategy, as they collectively contribute to the long term viability and enhanced use of the Grosvenor Building. The approval of this PP application forms a key part of the wider improvement works of the Grosvenor Building.

7 Application Documentation

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

- Application form and Covering letter
- Site Location Plan;
- 1002B-CAA-XX-ZZ-DR-A-017180_P1_Proposed Window Louvres;
- 250813-CPW-XX-ZZ-DT-M-080001 Existing and Proposed Details - P03;
- 13434-CAA-XX-00-DR-A-2001_P2_Internal- Alterations-Works;
- Noise Impact Assessment (R2447-REP01-SJW)
- 250813-CPW-XX-ZZ-DT-E-800005_External Lighting Layout - P04.

The Planning Portal Reference number for the submitted application is (PP-14542153)

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 (+44 161 455 6963 /tomryoung@deloitte.co.uk).

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Yours sincerely



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Encs: