

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143983/FO/2025	
Date registered valid:	15 September 2025	
Proposal:	Elevational alterations together with the replacement of all glazing and curtain walling, replacement roofs, new folding perimeter edge protection to upper-level roofs, the installation of external down pipes and associated works.	
Address:	Prospect House , Booth Street East, Manchester, M13 9PL	
Ward(s):	Hulme	Ward
Applicant:	University of Manchester	
Agent (if any):	Mr David Tye Paul Butler Associates Ltd	
Case officer:	Sam	Elliott
	Tel: 0161 219	2856
	Email: sam.elliott@manchester.gov.uk	
Recommendation:	Approve	
Date of recommendation:	29/10/2025	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 October 2025

Standard consultations:

Printed: 23 September 2025 Expired: 14 October 2025

Neighbour notifications

Printed: 23 September 2025 Expired: 14 October 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

The proposed development site relates to the Prospect House Building within the University of Manchester (UoM) estate.

The building is of three storeys designed with two wings linked by a central core. The building is constructed largely in render with steel curtain wall glazing and windows, some with decorative metal fins.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The building is located off Booth Street East to the south of the Clifford Street and to the north of the UoM Information Technology Building. The site is bounded to the east and west by neighbouring university buildings; Crawford House on Oxford Road and Saint Peters Chaplaincy/Manchester Central Foodbank off Clifford Street and the Chemistry Building and the Henry Royce Institute and Multistorey Car Park on Rumford Street respectively.

Prospect House building is located within the University of Manchester estate, and therefore the character of the surrounding area is predominantly educational in nature. Surrounding campus buildings vary in age, appearance, scale and materials creating a varied campus environment

There are no trees located within the site boundary, although there are trees to the landscaped area to the south of the building.

Description of development

Planning permission is sought for elevational alterations together with the replacement of all glazing and curtain walling, replacement roofs, new folding perimeter edge protection to upper-level roofs, the installation of external down pipes and associated works.

To the building's elevations, the proposed works include making good and repainting render, removal and replacement of all glazing, curtain walling and main entrance doors, the redecoration of brisesoleil, external louvres and escape doors, cleaning of the existing stone rainscreen panels to ground floor and the repair of structural steel elements and window/roof supports.

To the building's roof, the proposed works consist of the removal and replacement of all roofs and planar glazed elements, new perimeter edge protection to the upper-level roofs, an access hatch and steps over for changes in level.

Drainage would also be altered from a siphonic drainage system to a gravity system, replacing the existing rainwater downpipes with aluminium downpipes, with connections to new manholes and making good to these external works.

Consultations & Notification Responses

Notification/Advertisement:

Occupiers of neighbouring buildings were notified of the proposal via notification letters. No site notice has been produced in relation to the application. 1no. representation was received as a result of the above publicity, with the following comment:

- 20no. swift bricks should be conditioned to protect the threatened, red-listed species
- Swift bricks are in line with the NPPF.

Highways

No objection:

- Prospect House is not adjacent to an adopted highway, works will not have an impact.

Environmental Health

No objection:

- Only lighting in scheme is a replacement of 11W luminaires, identical in appearance. No lighting condition necessary.

GMEU

No objection, subject to condition/informative:

- building and trees on-site were assessed to have 'negligible' roosting potential
- no lighting condition required given only lighting in scheme is a replacement of 11W luminaires
- Bird nesting season condition requested
- Nest box condition requested
- likely exempt from a BNG assessment under the de minimis rule

Design for Security

No objection:

- Existing access control systems and security strategy to be retained.

MCC Flood Risk

No objection:

- Although the site is in Flood Zone 2, the works do not result in an increase in impermeable area and the site is not identified as at risk of surface water flooding.
- No FRA required.

Neighbourhood Trees

No objection:

- No felling of trees, and there is a detailed method statement
- Applicant confirms works are to scaffolding side only, pruning works are to be carried out in accordance with BS:3998 by a qualified arb professional and works to be undertaken prior to scaffolding being erected.
- In view of the above, no comment to make.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C4 – Streets for All
- JP-G9 – A Net Enhancement of Biodiversity and Geodiversity
- JP-P1 – Sustainable Places
- JP-P5 – Education, Skills and Knowledge
- JP-S1 – Sustainable Development
- JP-S2 – Carbon and Energy

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester
- EC8 – Central Manchester
- CC5 – Transport
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN9 – Green Infrastructure
- EN15 – Biodiversity and Geological Conservation
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC22 – Footpath Protection

NPPF

- Section 8 (Promoting Healthy and Safe Communities)
- Section 9 (Promoting Sustainable Transport)
- Section 12 (Achieving Well Designed Places)
- Section 15 (Conserving and Enhancing the Natural Environment)

Principle of Development

The works proposed include the replacement of deteriorated building fabric alongside energy conservation upgrades. The enhancements proposed to Prospect House will assist in the reuse the building for educational purposes, and as per the Planning Statement the application building also forms part of a strategic project which seeks to provide additional educational space to accommodate the growth of the Department of Computer Science and Information Technology Service who intend to occupy Prospect House on completion of the proposed works.

Ultimately, the principle of the proposal is accepted as it would retrofit an existing facility, sustainably supporting the continued growth and success of the university sector. The enhancement of the existing campus is supported and the proposal would contribute to the economic growth and productivity of the City via the higher education sector. The proposal is therefore considered to be in line with PfE Policies JP-P5 and JP-S2, as well as Core Strategy Policy EC8.

Issues

Visual Amenity

The existing through-coloured render is currently weathered and cracked, and where it would be cleaned, made good and repainted, the existing colours would be retained with minimal visual impact.

Where the existing glazing, curtain walling and main entrance doors would be replaced, the aluminium windows system would maintain the slim and moulded profile of the existing fenestration and be colour matched to the existing. As such they are not considered to materially alter the appearance of the building.



Existing Curtain Wall and Windows



Curtain Wall sample, colour to match Grey. Fixed Window sample. Open Window sample.

The replacement of roofs and the addition of a new hatch would not be visible within the street scene and are not considered to result in any visual impact. The proposed edge protection would somewhat alter the silhouette of the building, however the guardrails would operate on a retractable system and be deployed only when required for maintenance purposes. It is acknowledged that the level change steps and guardrail would be a permanent feature, though given their central siting on the building's roof they are not considered to result in an unacceptable harm to the building's appearance.

The proposed external downpipes would replace the existing and are not by virtue of their location, number or materiality considered to result in any significant visual impact.

In view of the above, the proposed works are considered to have an acceptable visual impact on the building's appearance and to comply with PfE Policies JP-P1 and JP-Strat2 and Core Strategy Policies SP1, EN1 and DM1.

Ecology

It is noted and accepted that the proposal is exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule (less than 25m² of habitat removal).

The applicant has submitted the *Preliminary Roost Assessment, July 2025 (Project Ecology)* document. GMEU have reviewed the submission, viewing that the building and trees on-site were assessed to have 'negligible' roosting potential for bats, with no further surveys required. An informative was requested by GMEU outlining the applicant's responsibilities under the Habitat Regulation should bats be detected during demolition. GMEU have confirmed that the lighting proposal would not require a condition controlling external lighting as it relates to nocturnal animals.

Concerning nesting birds, GMEU view that there is suitable habitat on-site for nesting birds in trees that will be pruned for the development, recommending a condition restricting works in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. Additionally, a condition securing a compensatory nest box scheme for at least one bird box was recommended.

GMEU are satisfied with the application's approval subject to the above. Public comments relating to the provision of swift bricks is noted, however given the lack of brickwork within the building's construction the LPA accepts the GMEU recommended conditions for the protection and enhancement of habitats as an appropriate alternative measure. Subject to the recommended condition and informatives, the proposal complies with PfE Policies JP-G9 and JP-S1; Core Strategy Policies SP1, EN15, and DM1; and Section 15 of the NPPF.

Trees

The applicant has submitted the TG Report No. 181166_R01_BV Arboricultural Impact Assessment and Method Statement document, proposing to prune back trees to ensure there is sufficient clearance for the scaffolding to be erected. There are no proposals to fell any of the trees and the Council is approving of their retention. There is a detailed method statement explaining how to achieve these works without adversely impacting the trees. For the T1 and T2 lime trees identified, the report regards a crown height clearance of up to approximately 10m as necessary.

The applicant has confirmed that all pruning works will be carried out in accordance with BS 3998:2010 "Recommendations for Tree Work" by a qualified arb professional and works will be undertaken prior to the scaffolding being erected. It is recommended in the event of an approval that a condition is attached to ensure all tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

Neighbourhood Trees have reviewed the above and have would have no objection to the proposed crown lifting and lateral branch reduction works on the property side to allow clearance for the scaffolding. In the event of an approval, it is recommended that a condition is attached for tree protection during works.

Subject to the above condition, the proposal is considered acceptable with respect to PfE Policies JP-Strat 13, JP-G6, JP-G7 and JP-C4; Core Strategy Policies EN9 and EN15; and Sections 12 and 15 of the NPPF as they relate to the protection of trees.

Highways

Prospect House is not adjacent to an adopted highway and the proposed works would not impact on the adopted highway. Highways have reviewed the application and have no objection to the scheme.

In view of the above, the proposal is considered to be in accordance with PfE Policy JP-P1; Core Strategy Policies T1 and DM1; saved UDP Policy DC22; as well as Section 9 of the NPPF as they relate to highways.

Flood Risk

The site lies within Flood Zone 2, however the proposed works do not result in an increase in impermeable area, and the site is not identified as being at risk of surface water flooding.

The LLFA have reviewed the application and are satisfied that a Flood Risk Assessment is not required, with no further comments to make on this occasion.

In view of the above, the proposal would not increase the unit's vulnerability to flooding and the scheme is considered acceptable with respect to PfE Policies JP-S4 and JP-S5; as well as Core Strategy Policies CC1 and EN14.

Security

The renovation works will maintain the access control systems and the security strategy will be retained. GMP Design for Security have reviewed the current arrangements of the building with no further comments or requirements for the proposals.

In view of the above, the proposal is compliant with Section 8 of the NPPF, the Places for Everyone Joint Development Plan Policies JP-C4, JP-P1 and JP-S4; Core Strategy Policies SP1 and DM1 as they relate to safety, perceptions of safety and designing out crime and antisocial behaviour.

Light

The applicant has confirmed that there are no new lighting columns or bollards associated with the works. A small number of existing external and emergency lighting units at the entrance / fire exits are to be replaced, being only 11W luminaires which are almost identical in appearance/capacity aside from the internal battery pack. Environmental Health have reviewed the scheme and are satisfied that no condition relating to lighting would be required based on the information provided.

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

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 15/09/2025:

7808-FA-PH-XX-DR-A-01-101 Site Location Plan.

- 7808-FA-PH-00-DR-A-08003 - Planning - Proposed Site Plan-P01.
- 7808-FA-PH-00-DR-A-08100 P01 - Planning - Existing & Demolition GF GA Plan.
- 7808-FA-PH-01-DR-A-08101 P01 - Planning - Existing & Demolition FF GA Plan.
- 7808-FA-PH-02-DR-A-08102 P01- Planning - Existing & Demolition SF GA Plan.
- 7808-FA-PH-02-DR-A-08103 P01- Planning - Existing & Demolition Roof Plan.
- 7808-FA-PH-XX-DR-A-08120 P01- Planning Existing & Demolition Sections.
- 7808-FA-PH-XX-DR-A-08200 P01- Planning - Existing North and South Elevations.
- 7808-FA-PH-XX-DR-A-08201 P01 - Planning - Existing East and West Elevations.
- 7808-FA-PH-XX-DR-A-08300 P01 - Planning - Existing and Proposed Strip Section – West.

- 7808-FA-PH-XX-DR-A-08301 P01 - Planning - Existing and Proposed Strip Section – South.
- 7808-FA-PH-ZZ-DR-A-08406 P01 - Existing and Proposed Materials.
- 7808-FA-PH-00-DR-A-08104 P01 - Planning - Proposed GF GA Plan.
- 7808-FA-PH-01-DR-A-08105 P01 - Planning - Proposed FF GA Plan.
- 7808-FA-PH-02-DR-A-08106 P01 - Planning - Proposed SF GA Plan.
- 7808-FA-PH-02-DR-A-08107 P01 - Planning - Proposed Roof Plan.
- 7808-FA-PH-XX-DR-A-08121 P01 - Planning Proposed Sections.
- 7808-FA-PH-XX-DR-A-08202 P01 - Planning - Proposed North and South Elevations.
- 7808-FA-PH-XX-DR-A-08203 P01 - Planning - Proposed East and West Elevations.
- 7808-FA-PH-XX-DR-A-08204 P01- Planning - Proposed North and South Elevations (Guardrails Down).
- 7808-FA-PH-XX-DR-A-08205 P01 - Planning - Proposed East and West Elevations (Guardrails Down).
- 7808-FA-PH-XX-DR-A-08400 P01 - Planning - Typical Window Details Type A.
- 7808-FA-PH-XX-DR-A-08401 P01 - Planning - Typical Window Details Type B.
- 7808-FA-PH-XX-DR-A-08402 P01 - Planning - Typical Window Details Type C; and
- 7808-FA-PH-XX-DR-A-08403 P01- Planning - Typical Window Details Type D
- Prospect House Planning Statement dated 09 September 2025
- Arboricultural Impact Assessment and Method Statement TG Report No. 18166_R01_BV dated 23rd July 2025
- PRELIMINARY ROOST ASSESSMENT dated July 21, 2025 with the document reference PE.1910
- PROSPECT HOUSE, LTM DESIGN AND ACCESS STATEMENT August 2025 Rev P01

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat2, JP-C4, JP-G9, JP-P1, JP-P5, JP-S1 and JP-S2; Core Strategy Policies SP1, EC1, EC8, CC5, T1, EN1, EN9, EN15, EN19 and DM1; saved UDP Policy DC22 NPPF and Sections 8, 9, 12 and 15 of the NPPF.

3.The materials used in the external surfaces of the development hereby approved shall be those as specified on approved drawing ref. 7808-FA-PH-ZZ-DR-A-08406 P01 and the PROSPECT HOUSE, LTM DESIGN AND ACCESS STATEMENT August 2025 Rev P01 received 15/09/2025.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with PfE Policies JP-Strat2 and JP-P1 and Core Strategy Policies SP1, EN1 and DM1.

4.No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to PfE Policies JP-G9 and JP-S1; Core Strategy Policies SP1, EN15, and DM1; and Section 15 of the NPPF.

5.Notwithstanding the details as set out in condition 2 above, prior to the commencement of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The

bat and bird boxes shall be installed prior to the completion of a plot of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

6. In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars as detailed in the Arboricultural Impact Assessment and Method Statement TG Report No. 18166_R01_BV dated 23rd July 2025, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars as detailed in the Arboricultural Impact Assessment and Method Statement TG Report No. 18166_R01_BV dated 23rd July 2025 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7. All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

University Of Manchester, Kilburn Building, Oxford Road, Manchester, M13 9PL
University Of Manchester, Henry Royce Institute, Upper Brook Street, Manchester, M13 9WS
Milk And Honey Cafe, St Peters House, Oxford Road, Manchester, M13 9GH
Manchester Deaf Centre, Oxford Road, Manchester, M13 9GH
St Peters House, Oxford Road, Manchester, M13 9GH
NATIONAL GRAPHENE INSTITUTE, Booth Street East, Manchester, M13 9SS
Graduate Prospects, Prospects House, Booth Street East, Manchester, M13 9EP
Prospects House, Booth Street East, Manchester, M13 9EP

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 Zone Plus Climate Change -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL