MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144835/FO/2025
Date registered valid:	23 December 2025
Proposal:	External alterations including replacement of tiles with render, installation of safety netting, brick wall, fencing and gate.
Address:	Crawford House , Booth Street East, Manchester , M13 9SS
Ward(s):	Hulme Ward
Applicant:	Simon Connolly University of Manchester
Agent (if any):	Mrs Eleanor Wood Wilson Mason LLP
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 May 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 January 2026

Standard consultations:
Printed: 6 January 2026 Expired: 27 January 2026

Neighbour notifications
Printed: 6 January 2026 Expired: 27 January 2026

Site notice
Posted: 13 January 2026 Expired: 3 February 2026

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

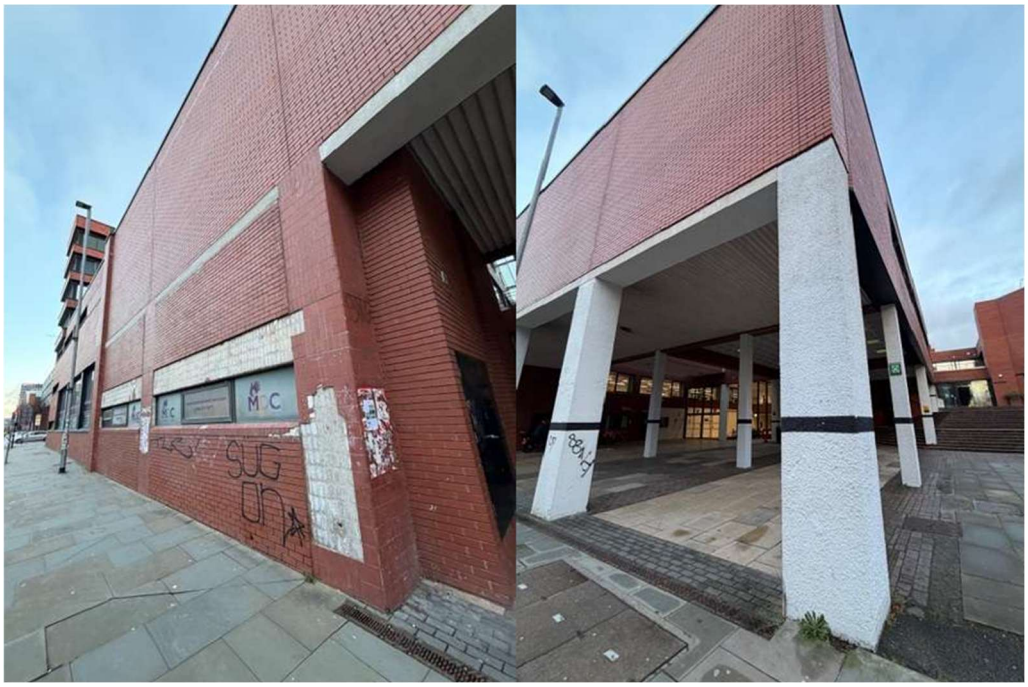
Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application refers to Crawford House; a building located on the Oxford Road Corridor campus of the University of Manchester.

The complex comprises a seven-storey block to the north and lower-rise elements fronting Oxford Road. The building is characterised by a concrete frame with terracotta tile cladding at high level, rendered columns, and an external concourse at first floor level accessed via two external staircases. A glazed roof provides shelter to the covered external space off Oxford Road.



Officer site visit photographs Oxford Road



Officer site visit photographs rear of Crawford House

Description of area

The site is surrounded by other university buildings including St Peter's House, the Kilburn Building and the National Graphene Institute. The sited is located within the Oxford Road Corridor Strategic Regeneration Framework.

Description of development

Planning permission is sought:

- Removal of terracotta tiles and replacement with white roughcast render
- Replacement terracotta tiles cills with aluminium to match windows
- Installation of safety netting beneath the existing glazed roof
- Erection of a brick wall and entrance gate
- Installation of a metal fence and gate at the upper landing of external stair

Consultations & Notification Responses

Highway Services advise a construction management plan including details of how waste materials would be managed should be submitted for approval.

Environmental Health advise they have no comments

Transport For Greater Manchester advise they have no comments

Policies

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 DM1 - Development Management
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places

Draft National Planning Policy Framework (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.

Issues

Principle

The works are intended to address safety and security concerns, including the risk of falling debris and unrestricted public access to the upper concourse level.

The principle of the works is therefore supported on this basis to allow the safe use of an educational building on the University of Manchester campus.

Visual appearance

The existing building consists of terracotta tiles, roughcast render and red brick. The terracotta tiles have deteriorated over time and are negatively impacting on the visual appearance of the building.



Visualisation of Oxford Road elevation and the concourse

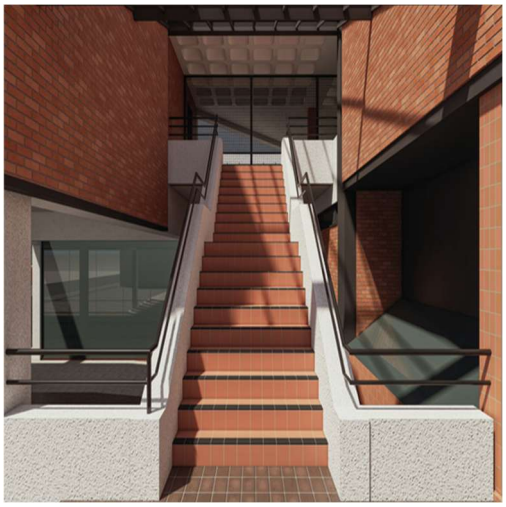
The existing columns to the building are roughcast render. To create a coherent and uniformed appearance the applicant is seeking the replacement of the tiles with render. Samples of the roughcast render has been submitted in support of the application and would be conditioned under a materials compliance condition.

The erection of the wall to the rear of the site utilises a dark brick evident to the lower section of the existing wall. The wall would enclose the rear entrance of the site with a safety gate used as a fire exit. The final details of the design of the safety gate are to be secured through planning condition prior to the installation.



Visual of new brickwork to rear of Crawford House

The installation of a metal fence and gate at upper landing of the external staircase. This is a mesh fence and there would be limited visibility from public viewpoint. It would be along a pedestrian route for users of the building.



Stairwell to the top of the site

Subject to the recommended conditions for a detail of the final gate to the rear of the site and compliance with the materials samples submitted, the proposal is considered to be consistent with Core Strategy Policies DM1, CC9, and EN1.

Impact on Highway Network

The applicant site fronts Oxford Road, a busy route into and out of the city centre. It is a restricted road on all days between 6am – 9pm for buses, cycles, taxis and permit holders.

Works will take place on the facades fronting Oxford Road which are along the pedestrian footway and the highway. This could impact on highways users, and a construction management plan has therefore been submitted in consideration.

Further details including types and frequency of vehicle users with evidence of a satisfactory routeing both within the site and on the adjacent highway is required. The works also relate to the removal of existing materials and the waste storage area on site should be clearly identified.

Subject to further details to be submitted for the construction management plan, it is considered there can be measures in place to mitigate any impact on users of the highway network, in accordance with Core Strategy Policy DM1.

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: 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:

   - Demolition & Alterations Ground Floor: UMC-WMA-XX-00-DR-A-02-001 Rev P03
   - Demolition & Alterations Reflected Ceiling Plan: UMC-WMA-XX-00-DR-A-02-002 Rev P04
   - General Arrangement Ground Floor Plan Proposed: UMC-WMA-XX-00-DR-A-10-100 Rev P01.
   - Demolition & Alterations First Floor (Concourse) Proposed: UMC-WMA-XX-01-DR-A-02-003 Rev P03
   - General Arrangement First Floor Plan (Concourse) Proposed: UMC-WMA-XX-01-DR-A-10-101 Rev P01.
   - Safety Netting – Setting Out Information: UMC-WMA-XX-RL-DR-A-27-001 Rev P04
   - Stairway 02 Setting Out Information: UMC-WMA-XX-ZZ-DR-A-39-002 Rev P05
   - Crawford House Safety Alterations – Design and Access Statement, prepared by Wilson Mason Revision 02

   All received by the Local Planning authority on 23 December 2025.

   - Stairway 01 Setting Out Information: UMC-WMA-XX-ZZ-DR-A-39-001 Rev P08

   Received by the Local Planning Authority on 17 February 2026

   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) Notwithstanding the Construction Management Plan: KC-9282-CMP (Received 6 May 2026), prior to any external works fronting Oxford Road and any removal of existing tiles as shown

on drawing UMG-WMA-XX-ST-DR-A-00-003 P01, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- Identify each location of the works that abut the adopted highways. Describe the method of protection for the highway and its users.
- If part of a highway is to be temporarily closed off, has the Council agreed this.
- Access and egress
- Identify where the contractors and visitors will be able to park.
- The document should also consider ongoing construction works and other contractor parking in the locality.
- Hoardings
- Hours of work
- Deliveries of materials, other plant and equipment
- Waste management. Set out the method the waste materials will be managed, stored and removed from site.
- A site plan for the development during the construction phase, showing the holding area and appropriate waste storage location.
- Dust and debris control;
- Detailed information about the types and frequency of vehicular demands, together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway
- A detailed traffic/pedestrian management plan is required
- The Applicant should provide a site plan for the development during the construction phase, showing the holding area and appropriate waste storage location.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) The materials used in the external surfaces of the development hereby approved shall be as follows:

- Brick: Ibstock Himley Ebony Black
- Render: K Rend Silicone Roughcast White

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.

5) Notwithstanding the approved plans, a detailed design of the security gate as shown on drawing no. UMG-WMA-XX-ZZ-DR-A-39-001 P08 shall be submitted to and approved in writing by the Local Planning Authority. This shall include detailed of materials, finishes and scaled section and elevation drawing.

The development shall then be implemented in accordance with the approved details and retained thereafter for the lifetime of the development.

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.

6) The safety netting hereby approved shall be installed in accordance with the details on the Setting Out Information Plan: UMC-WMA-XX-RL-DR-A-27-001 Rev P04. The netting shall be retained thereafter until at time when it is no longer required.

Reason – In the interests a safety and 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.

7) The fencing and gate to upper external staircase shall be dark grey powder coated and installed in accordance with the details shown on drawing UMG-WMA-XX-ZZ-DR-A-39-002 P05. The development shall be retained thereafter for the lifetime of the development.

Reason – In the interests a safety and 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.

Informative

Temporary Traffic Management / Road and Footway Closures / Hoarding and scaffolding:

Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there could be an impact on the highway. A detailed traffic/pedestrian management plan is required. The applicant is required to contact MCC's Network Management Team (highwaynetworkmanagement@manchester.gov.uk

The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) and should be agreed with the Highways Licensing Team (highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester

University Of Manchester, Kilburn Building, Oxford Road, Manchester, M13 9PL
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
Manchester Aquatics Centre, 2 Booth Street East, Manchester, M13 9SS
Graduate Prospects, Prospects House, Booth Street East, Manchester, M13 9EP
Prospects House, Booth Street East, Manchester, M13 9EP
Royal Northern College Of Music, 124 Oxford Road, Manchester, M13 9RD
6 Booth Street East, Manchester, M13 9SS
132 Oxford Road, Manchester, M13 9GP
BREWDOG, 136 Oxford Road, Manchester, M13 9GP
134 Oxford Road, Manchester, M13 9GP

130 Oxford Road, Manchester, M13 9GP
UTILITY, 128 Oxford Road, Manchester, M13 9GP
The Co-operative Food, 126 Oxford Road, Manchester, M13 9GP

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 Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL