

Student Report in relation to Policy H12 of the Development Plan 'Purpose Built Student Accommodation'

Policy H12 of the Development Plan 'Purpose Built Student Accommodation' confirms that the provision of new purpose built student accommodation will be supported where the development satisfies the criteria below.

Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.

This proposal is not part of a university but it does conform to the main regeneration priorities of the city council.

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.	Yes.
2. The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5.	Yes.
3. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.	Three storeys high.
4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.	Positive regen impact of additional people coming and going in the local area. The proposal will benefit the immediate area.
5. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area.	The proposal is safe for the users and nearby people.

Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.	
6. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.	There will be no unacceptable on residential amenity.
7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.	No heritage asset harmed.
8. Consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.	Recycle and refuse stores included.
9. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.	Principle of the proposal and the schemes contribution to regeneration The contribution that a scheme would make to regeneration is an important consideration. The City Centre is the primary economic driver in the Region and is crucial to its longer term economic success. The City Centre must continue to meet occupier requirements and the growth and maintenance of the higher education function and the infrastructure required to support it is critical to economic growth. There is an important link between economic growth, regeneration and the provision of a range of residential accommodation. Between 2001 and 2011, Manchester's population grew by 19%, making it the fastest growing city in the UK outside London. The latest release of the Greater Manchester Forecasting Model (GMFM) January 2015, prepared by Oxford Economics, provides a summary outlook for Greater Manchester between 2014 and 2024 of

	growth in the order of: 128,300 more people; 109,500 net new jobs; and £17.3 billion more GVA. It is in an area where a wide variety of amenities and services are within easy walking distance. Students would be expected to take advantage of the sustainable location and public transport available. The proposal would have a positive impact on the local area and would support the objectives of the development plan. The design and layout is compatible with the surrounding uses. In addition, it is not considered that there are any unacceptable impacts on amenity of existing surrounding residential or commercial uses. Waste management arrangements would meet the requirements of the users and would encourage recycling.
10. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable. The proposals are in accordance with this policy and this is discussed in detail below.	There is demand from within the Turkish community. This proposal will satisfy this demand. The proposal is viable.