

REF: R00463/MR/TJ/EC

FAO: Eve Woolstencroft

Planning, Building Control and Licensing
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

29th April 2022

Dear Ms Woolstencroft,

**PLANNING APPLICATION FOR THE RELOCATION OF REFUSE STORAGE AND ERECTION OF GATES
PARKWAY GATE, 50 CHESTER STREET, MANCHESTER, M15 6JH**

I write on behalf of our client, Unite Integrated Solutions PLC (the Applicant), to submit a planning application for the relocation of the refuse storage facilities and the erection of gates at the existing purpose-built student accommodation building at Parkway Gate, 50 Chester Street, Manchester, M15 6JH.

Background to Planning Application

Full planning permission was granted on 5th June 2006 under LPA Ref. 078574/FO/2006/C3 to redevelop the existing site for student accommodation. Planning permission was granted for the:

'Proposed residential student accommodation (718 rooms) with associated commercial floorspace and landscaping.'

It is noted that the building as built, accommodates 728 student bedrooms. The building was constructed in 2008 and operated since this date. Following this consent, a further planning permission was granted on 4th December 2018, under LPA ref. 121186/FO/2018. This was for the change of use of the commercial unit to create additional student amenity space and additional student bedspaces alongside associated external additions and alterations. Planning permission was granted for the:

'Use of the ground floor commercial unit as a common room, study area, games area, TV areas and reception for use in association with the existing student housing accommodation (Sui Generis) and conversion of existing office space and common room to student housing (Sui Generis) comprising 1no. 3 bed cluster flat and 1no. 6 bed cluster flat. External alterations comprising new windows and curtain wall glazing and single storey extension to infill opening between the façades'.

Thirdly, a Certificate of Lawful Proposed Development was granted on 3rd February 2021 under LPA Ref. 128675/LP/2020 for the proposed re-cladding of Blocks 1, 2 and 3.

Most recently a Non-Material Amendment Application was granted on the 30th March 2021 under LPA Ref. 129886/FO/2021 for the:

‘Creation of 14 additional student bedrooms (3 bed cluster and 11 studio’s) within the roof voids and redundant plant space in the existing buildings (block 1, 2 and 3) and creation new and adaptation of existing window openings’.

It should be noted that this planning application follows a series of discussions via email exchange with Planning Officers Angela Leckie and Eve Woolstencroft, between 19th January and 1st February 2022.

The Proposal

The proposal comprises the relocation of the refuse storage, to the south-eastern corner of the site and proposes a purpose-built external bin store on this area of shrubbery between the buildings. It should be noted that this area is not restricted and is underutilised/redundant, given its location at the back of the buildings and beneath Mancunian Way. This new proposed location is identified on the proposed planning drawings attached to this submission.

The new external bin store will be created with a steel frame and timber boarding and polycarbonate roof, with the existing capacity retained and deemed sufficient to accommodate the uplift in bed numbers consented under application Ref. 129886/FO/2021. The existing soft landscaping and low fence will be removed, and a new secure fence will be installed to the site boundary.

A new vehicular access gate will be created with the option to reuse the existing gates reviewed, and vehicular access into the courtyard maintained. The existing gates are proposed to be removed and the secure line relocated. It should be noted that the new gates are proposed to be 2.5m high in order to match the existing gates as illustrated on the proposed bin store elevations and sections prepared by Hadfield Cawkwell Davidson.

Consideration of Waste Disposal

Planning Policy H12 of MCC’s Core Strategy at part 8, states that consideration should be given to provision and management of waste disposal facilities. This is to ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19. As part of this application, it is proposed to provide 1no. additional 1100L general waste bin, and 1no. additional 240L recycling bin to meet the uplift in demand (18no. 1100L & 6no. 240L total). These new bins will be stored within the relocated bin store. In addition, MCC’s waste proforma has been completed for the existing development and it accords with part 8 of the core strategy policy.

Discussions over email exchange with Planning Officers Angela Leckie and Eve Woolstencroft, between 19th January and 1st February 2022 raised the challenges currently experienced by the management of the building, with an email from Ms Leckie of the 25th February requesting further information on the current challenges faced.

With the original building, two bin stores were proposed. Both are irregularly shaped and too small to allow the bins to be properly manoeuvred. Consequently, the bins were stored externally on the road. This issue,

in addition to there being three private collections each week has resulted in bins being left out in the road outside for extended periods. This situation has been raised this as a significant challenge to the management of the building and as damaging to the visual aesthetic of the building. The proposal thereby ensures that the bins can be easily wheeled in and out for each of the three collections in the week, and subsequently be correctly put away in their own purpose-built store swiftly after, thus not damaging the visual aesthetics of the landscaped area. Therefore overall, we consider the proposal would provide betterment to the existing situation and avoid the bins being left on the street, which we believe planning policy is seeking to avoid.

Scope of the Application Submission

This planning application comprises:

- This covering letter prepared by ROK Planning;
- The completed application form;
- The required fee of £462.00;
- Existing Plans prepared by Hadfield Cawkwell Davidson;
 - Existing Site Location Plan (drawing no. A-PL-04-000 P06);
 - Existing Bin Store Plan (drawing no. A-PL-04-002 P04);
 - Existing Bin Store Elevations (drawing no. A-PL-04-004 P01);
- Proposed Plans prepared by Hadfield Cawkwell Davidson;
 - Proposed Site Location Plan (drawing no. A-PL-04-001 P03);
 - Proposed Bin Store Plan (drawing no. A-PL-04-003 P06);
 - Proposed Bin Store Elevations and Sections (drawing no. A-PL-04-005 P02); and
- Waste Management Strategy Proforma (dated 4th March 2022).

I trust that you have all the information you require for the submission of this application. If, in the interim, you have any queries please do not hesitate to contact either Tiahna Joshi (tiahna.joshi@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe
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ROK Planning

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