

22nd March 2022

FAO: James Hughes
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 970
LPA Ref: 132707/FO/2022

Dear James

Application to reduce existing cluster kitchen areas to create 21no. additional cluster bedrooms at New Medlock House, 25 – 45 Chester Street, Manchester, M15 6JX

On behalf of our clients, Fortis Vision, we have submitted today, revisions to the submitted application LPA ref: 132707/FO/2022 to reduce existing, oversized, communal kitchen areas and convert to provide additional cluster bedrooms at New Medlock House, Manchester. Originally the proposal was to create 19no, additional bedrooms, however during the course of the application a discrepancy was noted regarding a further bedroom that was shown on the plans but not in the description. Then during the consultation process, the LPAs Highway Engineer requested additional cycle hoops. On reviewing the cycle hoop provision and following a site walk, a further large kitchen was identified as an opportunity to reduce in size and provide one more bedroom. This has taken the total new bedrooms to 21 and increased the cycle hoop provision from 8 hoops to 12 (16 spaces to 24). For clarification, no external alterations proposed.

Background

New Medlock House occupies a prominent position adjacent to the Mancunian Way (A5103) (south of the site). The site is bound by Cambridge Street to the east, Chester Street to the north and Willmott Street to the west in Manchester City Centre. New Medlock House is an existing student accommodation building and consent for the development comprising 146 no. apartments and associated retail space at ground and first floor was granted in July 2000. Across Willmott Street to the west of the site is another student accommodation building, Parkway Gate.

The existing student accommodation is provided across 8 storeys in a building set around a central courtyard area. Each floor comprises existing student accommodation ranging from 2 to 9 bed cluster flats and associated facilities. The ground floor includes some retail space facing Cambridge Street and Mancunian Way.

Figure 1 below outlines the site's location.



Figure 1: Site Location

Relevant Planning History

Planning permission was granted for the ‘erection of 8 storey student accommodation in 146no apartments with 230m² of retail at ground and first floor’ on 6th July 2000 (LPA ref 058574/FO/CITY3/00). This permission has since been implemented and the building occupied.

More recently, a planning application has been submitted for, ‘the change of use of Unit 1 from a café (Class E) to student amenity space (Sui Generis) along with elevation alterations to Unit 1 and the existing reception area’ in October 2021 (LPA ref 131883/FO/2021). This application was approved and planning permission granted on 21 December 2021.

Proposal

There is now a requirement for an internal reconfiguration of the building to provide 21 no. additional bedrooms. Our client has identified that this can be achieved within the existing building’s footprint by reducing some of the larger kitchen spaces within the apartments. No external alterations are proposed. The breakdown of proposed additional accommodation is as follows:

Level	Proposed additional bedrooms
Ground Floor	5
Level 01	4
Level 02	3
Level 03	2
Level 04	2

Level 05	2
Level 06	2
Level 07	1
Level 08	Roof - No change

Based on the number of additional bedrooms that will be provided through the proposed internal reconfiguration, it is proposed to provide a further 12 cycle hoops (24 spaces) within the site. These new cycle spaces will be provided within the courtyard to the western side as shown on the submitted site layout plan. There is existing covered bin storage provided within the application site, again within the existing courtyard area. The existing bin storage has capacity to accommodate the additional waste resulting from the additional 21no. bedrooms.

Considerations of proposals

The Core Strategy Development Plan Document 2012 -2027 (CS) was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The CS replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the CS. Planning applications in Manchester must be decided in accordance with the CS, saved UDP policies and other Local Development Documents. Relevant policies in the CS are detailed below:

- Policy SP1: Spatial Principles
- Policy H12: Purpose Built Student Accommodation
- Policy EN1: Design Principles and Strategic Character Areas
- Policy T1: Sustainable Transport
- Policy T2: Accessible area of opportunity and need
- Policy EN19: Waste
- Policy DM1: Development Management

Principle of development

Policy H12 relates to purpose-built student accommodation (PBSA) in the City and sets out criteria in which new student accommodation will be assessed against. This includes the location of development, that proposals should be designed in relation to adjacent uses to ensure there are no unacceptable effects on amenity in the surrounding area, waste disposal and highway impact. The new bedrooms are within an existing PBSA and the development seeks to maximise the use of available space within the building. All other relevant material considerations are discussed in the sections below. The proposal fully complies with the criteria set out under CS Policy H12 and is acceptable given the existing use of the site.

Impact on appearance and character of the site, street scene, and wider area

Policy EN1 requires that all development proposals in the City to maximise opportunities for good design to enhance the overall image of the City ensuring the highest standard of appearance and function are incorporated into development proposals.

Policy DM1, amongst other points, ensures that development is appropriate in terms of siting, layout, scale, form, massing, materials and detail and has regard to the character of the surrounding area.

This proposal is to reduce the size of existing large cluster kitchen areas to provide additional bedrooms in apartments within the existing building. No external alterations are proposed and therefore the proposals will not impact on the overall scale of the development given that all of the required changes are internal and contained within the existing structure. The increase from 19no. additional bedrooms to 21no. additional bedrooms will further maximise the use of space within the existing building without compromising the quality of the building's appearance or function. The revised proposal will have no impact on the overall appearance of the site and will contribute to the efficient use of available space, and is therefore consistent with Policies EN1 and DM1 of the CS.

Impact on residential amenity

Policy DM1 refers to effects on amenity, including privacy, light, noise, odours etc. All the proposed additional 21no. bedrooms created by reducing the footprint of existing cluster kitchens will benefit from a window to the external side of the bedroom (an existing window). Therefore, each of the new bedrooms will have adequate light, outlook and privacy.

The reconfiguration of floorspace ensures that the reduced kitchens and the proposed new bedrooms would remain adequately sized to serve the cluster flats and provide an acceptable level of accommodation. As can be seen from the submitted proposed floor plans, the new bedrooms provide a similar level of floorspace to those that already exist within each cluster flat.

A Noise Report has been submitted with the application. With regard to internal noise, the report looks at the relationship between the new bedrooms and kitchens and the proposed internal wall construction. The partition specification is provided and demonstrates how noise will be reduced between the rooms. This would include internal walls to all of the additional 21no. bedrooms. With regard to external noise, the report notes that existing windows that were installed when the building was originally constructed are suitable and still fit for purpose for the proposed internal alterations, including to serve new the bedrooms.

Policy DM1 refers to crime prevention measures. The proposal is within the existing established student accommodation building which will therefore continue to utilise the existing crime prevention measures in place (doors, windows, surveillance etc). No external alterations are proposed as part of this application. The proposal will therefore comply with Policy DM1 of the CS with regard to existing and proposed amenity impacts.

Impact on highway safety

The proposal will provide additional cycle spaces, in accordance with Policies T1 and T2 of the CS. Following the LHA Highway Engineer consultation response, the proposed cycle hoop provision has increased to 12 additional cycle hoops (24no. spaces) to be installed within the existing courtyard area. As can be seen on the submitted revised site layout plan, these proposed cycle stands are located to the western side of the courtyard, to the right of the existing access off Chester Street. Considering the existing established use of the site, its central location within the City and the relatively minor

increase in bedrooms overall, it is considered that the additional cycle hoop provision would be acceptable and in accordance with Policies T1, T2 and DM1 of the CS.

Drainage Matters

The proposed new bedrooms (including en suites) and reconfigured kitchens will connect into the existing drainage facilities that serve the building. It is considered that the additional 21no. bedrooms (and en suites) would not adversely impact on the existing drainage capacity.

Bin Storage

Policy EN19 of the CS ensures that there are adequate waste facilities to serve the new development. The development is currently served by an enclosed external bin store located at ground floor within the central courtyard area. There are currently 10no. general waste bins, 5no. glass recycling bins and 5no. dry mixed recycling bins, with three collections per week. (Monday, Wednesday and Friday). Based on the minor uplift in bedroom numbers, this existing provision is deemed sufficient for the proposed development. It is managed by the on-site management team and the existing store is proven to be sufficient based on current trends. Therefore, the increase in bedrooms is not considered to have a detrimental impact on the operation of existing waste facilities and the proposal therefore accords with policy EN19 of the CS.

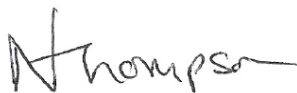
Conclusion

Our client seeks planning permission to provide an additional 21no. student bedrooms within cluster apartments in the existing building by reducing the size of the existing, large, cluster kitchen areas at New Medlock House, Manchester. No external alterations are proposed. The proposal would integrate well with the immediate and wider area, respects neighbouring properties and uses, has minimal impact on highway and waste and complies with both national and local policy.

For the reasons set out above, it is therefore respectfully requested that the planning permission is granted accordingly.

We trust that the enclosed information is sufficient to determine this application. Should you have any questions in relation to this submission, please do not hesitate to contact me at this office.

Yours faithfully



Nicola Thompson MRTPI
Associate