

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130919/NMC/2021

Date registered valid: 1 July 2021

Proposal: Non material amendment to planning permission 124472/FO/2019 to make alterations to the internal layout including reduction in bed room numbers from 100 to 92

Address: Kincardine Court, Kincardine Road, Manchester, M13 9JA

Ward(s): Ardwick Ward

Applicant: Mr Archie Fishlock Unite Group PLC C/o Agent

Agent (if any): Mr Andrew Bickerdike Turley 1 New York Street, Manchester, M1 4HD

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 July 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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 application site is approximately 0.19 hectares and consists of an existing 243 bed student accommodation block known as 'Kincardine Court'. The curtilage of the accommodation contains a 45 space car park and an internal courtyard with associated landscaping.

The existing accommodation block was built in 2000 and comprises three connected blocks (blocks A, B and C). The accommodation contains ensuite student bedrooms in three or four bed cluster flats as well as a reception, common room and laundry area at ground floor. As well as the car parking area, there is an existing cycle store located externally within the central courtyard area.

The block varies in height between 3-6 storeys, stepping up in height from 3 storeys on the eastern block (block C on Whitekirk Close) moving clockwise around to the western corner (block A on Kincardine Road) which is 6 storeys in height.

The main access from residents is from Kincardine Road where the main entrance and reception is located. There is a vehicular and pedestrian access from Whitekirk Close into the private car park area via an existing security gate. This car park provides parking spaces for the student accommodation as well as access to a small car park for neighbouring residents on Haymans Walk (5 car parking spaces) via an additional security gate.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located in the Central Manchester Regeneration Area. Gartside Gardens is located to the north of the application site. To the east of the site are residential properties located on Haymans Walk. Residential development lies to the south beyond Whitekirk Close. Kincardine Road bounds the site to the west beyond which are a number of commercial properties.

The Brunswick Neighbourhood likes immediately adjacent to the development site and is a PFI project with the City Council and S4B. The purpose of the PFI is to transform the area through refurbishing existing homes and delivery of new homes.

The application site is also located adjacent to the Oxford Road Corridor which is home to the University campuses.

Description of development

Non material amendment to planning permission 124472/FO/2019 to make alterations to the internal layout including reduction in bed room numbers from 100 to 92

Consultations & Notification Responses

n/a

Issues

Since the approval of planning permission 124472, the applicant has undertaken a review of the approved scheme and has identified a requirement to make some changes to the mix and format of accommodation proposed to ensure the scheme can adequately meet market demand.

The original planning submission outlined that the asset is popular with returning (2nd year onwards) and post-graduate students rather than first years. As part of a recent review of the property, the applicant considers that this will continue to be the case in the context of its extension as proposed. Reflecting this, and to ensure that the scheme can continue to operate in this manner, the applicant has identified a need to reduce the size of some of the cluster flats as permitted through planning permission 124472/FO/2019.

The proposal therefore seeks to alter the consented ten bed and seven bed cluster flats with smaller clusters and studios. This will provide a mix and format of accommodation which is better suited to the development's target market. They also consider this to have benefits in ensuring that the scheme can offer an attractive alternative to HMOs which are predominantly occupied by returning students.

The overall effect of this is that the number of bedrooms would be reduced from 100 to 92.

The changes are summarised as follows:

- 10-bed clusters - reduced from 3 to 0
- 7-bed clusters - reduced from 2 to 0
- 6-bed clusters - increased from 4 to 7
- 5-bed clusters - increased from 1 to 3
- 4-bed clusters - no change (4 no)
- Studios - increased from 11 to 19

The above changes would not result in any material changes to the external elevations (height and appearance) and would result in internal reconfiguration of the floor space only. The overall amount of accommodation would reduce slightly which would have a modest impact on the overall impact of the development.

The change is considered to be of a non material nature with the overall effects of the scheme being less than the originally consent scheme.

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:

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed changes include alterations to the internal layout including reduction in bed room numbers from 100 to 92

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

04-000 Rev P05, Ref A-04-001 Rev P04, A-04-002 Rev P04, A-04-003 Rev P04, A-04-004 Rev P04, A-04-005 Rev P04 and A-04-006 Rev P03 stamped as received by the City Council, as Local Planning Authority, on the 1 July 2021

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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH2