

8 June 2021

Delivered by email

Robert Griffin
Manchester City Council
Planning Department
PO 532
Town Hall
Manchester
M60 2LA

Ref: WATM3006

Dear Robert

SUBMISSION OF ADDITIONAL INFORMATION - PLANNING APPLICATION REFERENCE 129020/FO/2020

Further to recent correspondence in relation to the above planning application please find enclosed a number of additional supporting technical documents submitted on behalf of the applicant. The documents have been prepared in response to comments received during the application's consultation period.

The enclosed documents include:

- Townscape and Visual Impact Assessment prepared by Turley
- Written response from the Places Matter Design Review Panel
- Policy H12 Briefing Note
- Design Briefing Note
- BREEAM Excellent commitment letter and BREEAM Pre-assessment Report prepared by Ensphere

The enclosed documents respond directly to comments received from yourself or statutory consultees, or to provide additional information.

The TVIA, Policy H12 Briefing Note and Design Briefing Note are provided to address comments from your email dated 17 March 2021 in respect of the height, scale and massing of the scheme not being reflective of the character of the area. The TVIA provides an assessment of the proposal from previously agreed viewpoint locations, including from points within Platt Field Park. The Policy H12 Briefing Note and Design Briefing Note refer to application submission documents where relevant and are to provide additional information/assessment as opposed to a summary of the case made within our original application submission.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

The Policy H12 Briefing Note includes commentary against each point within the below paragraph from your email dated 17 March 2021 and seeks to highlight how the proposed scheme addresses these points and accords with Policy H12:

"In terms of the scheme presented in the application, the density and proposed numbers of occupiers gives rise to significant concerns in terms of impacts on residents and are not considered to contribute towards the Councils overarching key spatial principle to create neighbourhoods of choice or provide a positive contribution to the area. In terms of policy H12 it is considered that the proposals would not contribute in a positive way to the vibrancy of Fallowfield, nor have a positive regeneration impact and would increase pressure on existing neighbourhood services to the detriment of existing residents. The level of increase in number of student occupation would give rise to risks of increase in crime and anti-social behaviour within the Fallowfield area. In addition to these points the level of development and occupation are also considered to give rise to increases in parking pressures on surrounding streets."

The Design Briefing Note provides a detailed assessment against national design guidance including the National Design Guide and key design related changes to the emerging NPPF amendments.

The BREEAM excellent commitment letter and Places Matter written report are submitted to demonstrate the quality of the proposed scheme. The Places Matter panel (20 April 2021) recognised the benefits arising from the changes made to the scheme as a result of feedback received at the earlier Places Matter discussion held prior to the submission of the application (23 October 2020 – written report appended to the Planning Statement). The BREEAM commitment letter emphasises the sustainability of the proposals. Both are key considerations in appraising the proposals against both Policy H12 and wider policy considerations.

I trust the enclosed will be reviewed and taken in to full account in the determination of the application. Please don't hesitate to contact me should you have any comments or questions.

Yours sincerely



Jenny Fryer
Senior Planner

jenny.fryer@turley.co.uk