



Planning Application

Owens Park, Fallowfield: Campus Redevelopment
for the University of Manchester

Planning Statement



Real Estate

The University of Manchester Owens Park, Fallowfield Campus Planning Statement

September 2015

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1 Introduction

Introduction

- 1.1 This Planning Statement (the “Statement”) accompanies a part detailed and part outline (hybrid) planning application, submitted to Manchester City Council (MCC) on behalf of the University of Manchester (the “Applicant”), for the redevelopment of the University’s Fallowfield Campus to provide new student accommodation and associated supporting facilities.
- 1.2 The Planning Application relates to the redevelopment of part of the University’s existing Campus and the development of additional student accommodation. The Site is identified on the accompanying Site Location Plan (ref: P00_00_(0-)_Z0_A_001).
- 1.3 The Fallowfield Campus is approximately 29 hectares in total and is located on Wilmslow Road within the District Centre of Fallowfield. The Site, 12.98 hectares, is wholly located within the existing campus boundary. It has a boundary with Wilmslow Road, Moseley Road, The Armitage Centre, Chancellors Hotel, Ashburne Hall, Manchester Grammar School and Manchester High School for Girls playing fields and the rear of properties on Redshaw Close.
- 1.4 The boundary for the planning application is shown on plan P00_00_(0-)_Z0_A_002. This plan identifies the proposed areas for which Outline Planning Permission and Full Planning Permission are sought as part of this planning application.

Application Proposals

- 1.5 The proposed development is described as:

“A planning application for the redevelopment of the University of Manchester Fallowfield Campus seeking:

Full Planning Permission for the demolition of The Limes and Oak House Halls of Residence and associated buildings and the construction of: new student accommodation buildings; warden accommodation; a new catering kitchen and maintenance facility; a student services building re-providing a campus bar, student catering/restaurant facilities, a learning commons, amenity space and ancillary office space; three energy centres; landscaping; and other associated works.

Outline Planning Permission (with all matters reserved) for the demolition of the Owens Park Halls of residence and associated buildings and the construction of: new student accommodation buildings; retail uses (Classes A1, A2 and A3); a doctor’s surgery; landscaping; and other associated works”.

- 1.6 The proposed includes the demolition of the Oak House Halls of Residence, The Limes catering and maintenance facility and Owens Park Halls of Residence,

including the existing student support facilities, campus bars and administration offices.

- 1.7 A total of 2,176 student bed spaces are proposed to be demolished as part of the works, with a replacement provision of 3,209 bed spaces. An increase of 1,033 bed spaces.
- 1.8 The proposed works include the construction of new student accommodation on an existing sports pitch within the Armitage Centre area of the Campus. An application for new artificial grass pitches has been submitted to Manchester City Council which will act as mitigation for the loss of this pitch. The Sports Pitch Report submitted in support of this planning application provides details of the existing provision on the campus and the proposed replacement pitches.
- 1.9 In addition to the student accommodation, new facilities are proposed to replace the existing catering and maintenance facilities currently on site (The Limes) and the ancillary support and amenity facilities which are currently provided on the Campus. These facilities will be significantly enhanced as part of the proposals.
- 1.10 A comprehensive landscaping strategy has been prepared for the new development phases. This is set out in the accompanying Landscape Strategy and Design and Access Statement.

Site Planning History

- 1.11 Planning Permissions on the site primarily relate to minor operational works within the Campus to facilitate its on-going operation as a University hall of residence. The most recent major planning permission associated with the Fallowfield Campus was for the development of the Richmond Park hall of residence in 1993.

Planning Application Submission

- 1.12 This Statement should be read in conjunction with the following suite of documents submitted in support of this application:
 - Plans, drawings, sections and parameter plans prepared by BDP (please refer to the accompanying drawing schedule for details);
 - Design and Access Statement prepared by BDP;
 - Planning Statement prepared by Deloitte LLP;
 - Statement of Community Engagement prepared by Deloitte LLP;
 - Sports Pitch Report prepared by Deloitte LLP;
 - Flood Risk Assessment prepared by BDP;
 - Drainage Strategy prepared by BDP;
 - Site Conditions Report prepared by BDP
 - Stage 1 Geo-environmental Desk Study prepared by RSK
 - Geo-environmental and Geotechnical Interpretive Report Stage 2a prepared by Coffey
 - Stage 2a Factual Report prepared by Geotechnics;
 - Geo-environmental and Geotechnical Interpretive Report Stage 2b prepared by Coffey
 - Stage 2b Factual Report prepared by Geotechnics;
 - Lighting Strategy prepared by BDP;
 - Arboricultural Impact Assessment and Method Statement – Detailed Planning Application; prepared by Murray Trees
 - Arboricultural Impact Assessment and Method Statement – Outline Planning Application prepared by Murray Trees
 - Tree Survey Report prepared by Murray Trees
 - Energy Strategy prepared by Buro Happold;
 - Environmental Standards Statement prepared by BDP;

- Ventilation Strategy prepared by Buro Happold;
- TV Reception Survey prepared by Pager Power;
- Operational Waste Management Strategy prepared by RSK;
- Crime Impact Statement prepared by Greater Manchester Police;
- ; and
- Environmental Statement prepared by BDP including the following technical chapters:
 - Socio-economic prepared by BDP;
 - Ecology and Nature Conservation prepared by BDP;
 - Townscape and Visual Impact prepared by BDP;
 - Noise and Vibration prepared by BDP;
 - Air Quality prepared by Redmore Environmental Ltd;
 - Heritage and Archaeology prepared by CgMS and BDP; and
 - Traffic and Transport prepared by SK Transport Planning.

Report Structure

1.13 The remainder of this Statement is structured as follows:

- Section 2 – sets out the context to the proposed development.
- Section 3 – provides a description of the Site and surrounding area.
- Section 4 – describes the proposed development.
- Section 5 – summarises the relevant national and local planning policy.
- Section 6 – provides an assessment of the key planning issues and the proposed development.
- Section 7 – sets out the conclusion and summary.

2 Regeneration Context of the Proposed Development

Introduction

The following section sets out the regeneration context for the proposed redevelopment of the Fallowfield Campus. This considers the context for the proposals from the University of Manchester's planned investment and Vision, the context of the Fallowfield District Centre and the Development Framework for the Campus adopted by Manchester City Council in December 2014.

The University of Manchester

The University of Manchester has commenced one of the largest capital investment programmes ever undertaken by a University. This includes significant investment in its learning and research facilities as well as the proposed investment in its student accommodation.

This investment is aligned to the University's vision that by 2020, it will be one of the top 25 research universities in the world; where all students enjoy a rewarding educational and wider experience within an institution that is known worldwide as a place where the highest academic values and educational innovation are cherished; where research prospers and makes a real difference; and where the results of scholarship resonate throughout society.

The level of investment being proposed by the University for the Fallowfield Campus and wider estate will support the University's future growth. The continued success of the University will have a crucial role to play in terms of strengthening Greater Manchester's economic base and to help deliver sustained economic growth. The University's role in attracting and retaining talent in the City and its knowledge and skills outputs represent a significant competitive advantage to the City in relation to attracting national and international inward investment.

A key objective within the 20/20 Vision is that the University should provide a world-class estate which meets the needs of The University of Manchester in 2020. This includes ensuring that the estate and buildings meet the University's teaching and learning, research, academic and social needs and that the estate creates a genuine sense of place. To achieve this aim the University has commenced a c.1billion investment in its estate. This will focus on enhancing the Oxford Road campus to help advance and fuel the growth and development of the area and underpin the City Council's aspirations for The Corridor. The Corridor is identified as a major area of economic growth and expansion for the City acknowledging the crucial role that the University will have in its future.

As part of the University's significant proposed investment in its estate, the Owens Park Fallowfield Campus has been identified as a key component. It is crucial to the ongoing success of the University that it can provide high quality, attractive accommodation to help attract students and provide the modern facilities that are required by domestic and international students.

Regeneration Context

The importance of the regeneration of the University of Manchester's Owens Park Fallowfield Campus has been identified in a number of Manchester City Council regeneration strategies including the Fallowfield District Centre Action Plan (2010-2020) and the Development Framework for the University of Manchester Fallowfield Campus (December 2014).

Fallowfield District Centre Action Plan (2010-2020)

The importance of students and the Fallowfield Campus to the vitality and viability of Fallowfield is reflected in the Fallowfield District Centre Area Action Plan. This document sets out a ten-year strategy to guide future change in Fallowfield.

This document builds upon the South Manchester Strategic Regeneration Framework adopted in 2007 and established the following guiding principles for the future direction of Fallowfield District Centre:

- Widen the mix of uses, including services, comparison (non-food) retail and community facilities.
- Develop planning controls to limit the number and activity of bars in the centre.
- Improve the quality of units to attract further retailers.
- Redevelop underutilised sites and buildings.
- Work with The University of Manchester to encourage integration of the Owens Park area to strengthen the centre.
- Link to the University Strategy for future development and growth, which could integrate with higher density development at Owens Park.
- Create the opportunity for high-quality public transport access and interchange.

The Fallowfield Campus is identified as the key opportunity for driving regeneration in the District Centre. It is also noted that the existing campus is low density which has the potential to be increased. In addition, the Plan identifies that the redevelopment of the campus provides the opportunity to include new modern retail space fronting Wilmslow Road.

The rationale and benefits to redeveloping the campus as identified in the Plan are set out below:

- Redevelopment of a relatively low density site to provide increased student accommodation to meet demand.
- New accommodation to relieve pressure for student/rented accommodation in established housing areas.
- A more balanced and sustainable residential community.
- Potential to deliver modern new retail space to meet retailers' requirements, draw in new comparison traders to Fallowfield, and create a larger more vibrant District Centre.
- Integration of Owens Park Campus with Fallowfield District Centre to improve the quality of this area.
- Scope to improve the environment for pedestrians and cyclists.
- The ability of the development to act as a catalyst for wider District Centre improvements to be made.
- Scope to increase access to University facilities for the wider community, allowing for a more diverse and attractive offer in Fallowfield.

The Fallowfield Campus Development Framework (December 2014)

Manchester City Council adopted a Development Framework for the University of Manchester's Fallowfield Campus in December 2014. This followed a period of consultation on the draft version of the Development Framework in the summer of 2014. The context for the Development Framework and the benefits to the proposed development are set out below.

The existing Fallowfield Campus has operated for many years and has played a valuable role for the University by providing the bulk of its first year accommodation; currently 3,308 bed spaces.

The Development framework recognises that an essential part of unlocking its next phase of growth for the University, and a key component of the University's Vision, is the need to enhance the student experience within the University of Manchester's largest student Campus in Fallowfield. Through the proposed investment and redevelopment of the site there is a basis for encouraging recruitment, aiding retention and delivering a significant element of the overall student experience. The high levels of support and security offered by the University residences, together with the ability to develop extended social networks, fosters personal and academic development which benefits both the individual student and the University as a whole.

The re-planning the campus presents opportunities to diversify its range of services and facilities. This will create a student village which is a vibrant place where students want to live and provide hub facilities that will support the student population within the wider Fallowfield Area by providing a range of academic, support and social facilities in a well-managed and safe environment.

The Development Framework identifies that the quantum of students on the site has also played a key role in supporting the Fallowfield area as a whole. This includes supporting the health of the District Centre, and, given the significant percentage of Houses in Multiple Occupancy (HMOs), its student housing market, without which there is significant risk that private landlords will come under pressure and look towards different target markets for their properties.

It is recognised that much of the site is in a poor condition and does not meet the expectations of students and is in need of major investment and regeneration. The quality of student accommodation provision is recognised as being increasingly considered to be of high importance to both domestic and international students (undergraduates and post graduates).

The Development Framework proposals will involve substantial investment in renewing out-dated elements of the University's existing stock that are both currently provided at the site and also within the Grosvenor Group of Halls in the City Centre. Specifically the provision of 3,000 purpose built new student bed spaces at the Fallowfield Campus will directly replace bed spaces currently provided on the site and 864 bed spaces provided at the Grosvenor Group of Halls. The Grosvenor Halls are currently being demolished to facilitate the development of the new Engineering Campus on the area around Booth Street West.

The site is identified as being currently underutilised and capable of accommodating additional student numbers which would support the provision of new, essential support facilities on the Campus and for the wider student population in the Fallowfield area. This also helps to consolidate the University's offer on this Campus and supports the Council's Student Housing Strategy; meeting the requirement to ensure that the offer of student accommodation is on sites that are both easily accessible to the University Campus and compatible with the increases in density.

The quality of accommodation and the Campus are noted as key factors for the University to recruit the quality of students it needs to meet its strategic objectives, which include building upon its status as a world class, top ranking Russell Group University.

Whilst demand and take up rates remain very strong (outstripping supply), it is essential that to counter the threat of increasing competition from the private sector, and the substantial trend toward new forms of purpose built student accommodation within the City Centre fringe, that new forms of student accommodation are considered for the site. There continues to be demand for accommodation at Fallowfield currently, in spite of its clear and compelling need for investment; however that demand is not likely to continue if the offer is not enhanced.

Options appraisals were undertaken to identify the required additional development land for the site. The use of the rugby pitch and area of trees was identified as the only viable option for the new development area. It was recognised that the loss of the area of trees would have to be considered by the Local Planning Authority to assess and understand the implications for the loss of trees and replacement trees to be planted as mitigation and the impact on biodiversity. The use of the sports pitch was agreed in principle with Sport England subject to the agreement of an appropriate package of enhancements to sports facilities within the remainder of the campus.

Critical to the University's vision for the campus is the need to provide: modern student accommodation – 'A Place to Live and Study;' student services and support facilities- 'A Place to Work and Socialise;' sports facilities and commercial uses – 'A Place to Relax and Play'.

The Framework recognised that by re-establishing and re-invigorating Fallowfield as a destination of choice for students – both within the Campus and within the area – it may be possible to create benefits within the wider South Manchester / Wilmslow Road Corridor areas. Alongside planning controls restricting the transfer of family housing to Houses in Multiple Occupation (HMOs), the quality of the new student facilities in Fallowfield may also increasingly support the return of existing HMOs to family accommodation. This has particular potential in neighbourhoods to the south where the condition and type of some of the period properties in particular, lends itself to an emerging regeneration profile akin to the more prosperous parts of south Manchester.

The campus represents a unique opportunity to utilise its natural assets and the range of facilities on offer in the campus including student support facilities, sports provision, open spaces, student food and beverage offerings, to create a unique student accommodation campus in Manchester.

The University's aspiration to upgrade and invest in its sport facilities located next to the Fallowfield Campus as part of the investment is also noted in the Development Framework. The University has submitted a planning application for the creation of new artificial grass pitches to improve the quality of the sports pitch provision on the campus. This application is currently being determined by Manchester City Council and will provide the primary mitigation for the loss of the playing pitch on the campus to accommodate the additional development identified in the Development Framework. The application has been submitted in advance to ensure that the benefits to sport can be delivered at the earliest opportunity.

The redevelopment of the campus is also identified as presenting an opportunity to improve the connections between it and the District Centre. At present the campus presents an inactive and inward facing frontage for the majority of Wilmslow Road, turning its back on the District Centre. This creates an opportunity for the proposed redevelopment of the Campus to have a catalytic regeneration effect on the wider area.

The University is represented on community panels and bodies which deal with issues relating to policing and waste. The University will continue to participate in these groups and this will be the forum through which any changes to provision of MCC services will be identified. One of these bodies is the Student Strategy Board. The Student Strategy Board brings together the University of Manchester, Manchester Metropolitan University, MCC and Greater Manchester Police, enabling all partners to work collaboratively to address residential issues in areas of the city with large student populations; this includes developing and implementing joined-up approaches to student anti-social behaviour

3 Site Description

The University of Manchester Fallowfield Campus

The Site forms part of the University of Manchester's Fallowfield Campus, the University's primary halls of residence for its students and is approximately 29 hectares in size.

Accessibility

It is located approximately 2 miles south of the University's main Oxford Road Campus and which it is connected to via Wilmslow Road / Oxford Road to the west. Wilmslow Road is a key arterial route into Manchester City Centre and a main public transport corridor being one of the busiest bus routes in Europe. The City Council is investing in this corridor in the form of the Cross City Centre Bus Priority Scheme together with the introduction of segregated cycle lanes. These works will have knock on benefits for Fallowfield by improving reliability, journey times, safety and more generally accessibility via sustainable transport modes.

The campus' other boundaries are formed by Moseley Road, Old Hall Lane Whitworth Lane and the playing pitches used by Manchester High School for Girls and Manchester Grammar School.

There is a large bus stop directly opposite Owen's Park which provides a service every few minutes at peak times to the City Centre and the Oxford Road Campus. Further bus stops are located at regular intervals along Wilmslow Road as well as other roads around the site such as Moseley Street, and Birchfields Road. Services to and from the University Campus, and across the City will benefit from the significant enhancements proposed as part of the Cross City Bus Scheme. The bus routes serve a wide variety of destinations across Greater Manchester.

There are a number of on and off road cycle routes in the vicinity of the site. Local cycling routes also provide easy access to the Oxford Road Campus and the City Centre. Route 6 (the Fallowfield Loop) passes to the south of the site along the disused railway line. The cycle route is an 8 mile off-road cycle path, from Chorlton-cum-Hardy through Fallowfield and Levenshulme to Gorton and Fairfield in Manchester. Whitworth Lane, which runs through the Site, is a public right of way and part of the cycle network connecting South Manchester to Manchester City Centre.

Manchester Oxford Road Station is approximately 2.5 miles to the north of the site. It provides direct and frequent services throughout the day and into the evening to Manchester Airport, Leeds, Liverpool, Newcastle and Nottingham. Residential areas such as East Didsbury, Burnage and Mauldeth Road (approximately 1 mile from the site) are linked along this railway line.

Manchester Piccadilly Station is approximately 3 miles to the north of the site. It is a world-class transport interchange, which provides high quality waiting, shopping and business facilities for rail passengers. Piccadilly Station is the main rail hub for the North West, with frequent and rapid services throughout the day and evening (with a service approximately every 20 minutes until 2015) between Manchester and London with average journey times of only 2 hours 10 minutes.

The Campus

Moseley Road and Wilmslow Road are the two key boundaries that define the site. At present these frontages are largely 'dead frontages' that provide no activation with the street. The brick wall, dense tree cover and fence that surround the site also create a sense of enclosure and do not add any value to the local townscape.

At present the main entrance to the campus is understated with no sense of arrival. This does not reflect the status of the campus as a key asset of a world-class academic institution.

The Campus currently comprises the following main buildings and uses:

- Student halls of residence and student accommodation totalling 3,308 bed spaces, including:
 - Ashburne Hall – 419 bed spaces
 - Oak House – 1,101 bed spaces
 - Owens Park – 1,075 bed spaces
 - Richmond Park – 515 bed spaces
 - Woolton Hall – 198 bed spaces
- The Limes - a central catering unit for the whole of the University and campus maintenance hub.
- The University Botany Grounds - which accommodates approximately 18 greenhouses, planting and ancillary buildings. These are used for teaching, research, outreach and are mainly utilised by postgraduate students.
- The Armitage Sports Centre - this is the University's main Sports facility offering a range of outdoor and indoor facilities for both students and the general public.
- Chancellors Hotel and Conference Centre (CHCC). This is a 3* AA venue with 70 en-suite bedrooms (and 12 conference rooms) and onsite parking. The site is owned and operated by the University.
- Student support facilities within Owens Park, including a campus bar, dining and café facilities, administration and student support offices and a learning suite.

The majority of the student accommodation buildings across the Campus are four storeys in height with the notable exception being the Owens Park Tower which is 16 storeys tall.

The pedestrian routes through the Campus include Whitworth Lane which connects Moseley Road to Old Hall Lane, Wilmslow Road through the Owens Park halls of residence, Chancellors Way and Gunnery Lane.

The main point of access to the site for public vehicles is from Chancellors Way from Moseley Road. There is also a vehicular entrance from Old Hall Lane and Wilmslow Road into a small servicing/car parking area for the administration offices at Owens Park.

At present from a highways and pedestrian movement perspective the legibility of the site is not clear for users.

The Campus contains a significant number of trees and large areas of open space. However there are no trees on the Campus that are subject to a Tree Protection Order. The Wilmslow Road and Moseley Road frontages both contain a high number of mature, good quality trees which have been identified as being an important aspect to be retained as in the Fallowfield District Centre Action Plan and the Development Framework for the Campus.

The eastern part of the site comprises the Armitage Centre, Pavilion and associated playing pitches, which are predominately used by students and the students union but also used by staff and the wider community. These facilities represent an important University asset for general well-being and participation in recreational sport. As previously identified the University has submitted a planning application for the provision of new artificial grass pitches at the Armitage Centre.

Listed Building and Conservation Areas

The campus is not located within a Conservation Area but does contain the following Listed Buildings which fall outside of the boundary of this application:

- Unitarian Chapel (Platt Chapel) - Grade II
- Behrens Hall (Ashburne House) - Grade II
- The Firs and attached annex - Grade II
- Lodge of the Firs, with attached Gateway - Grade II

Flood Risk

The campus is identified in Flood Zone 1 on the Environment Agency's Flood Map.

The Site

The planning application site (the Site) is wholly contained within the University of Manchester Fallowfield Campus. The site is bound by Wilmslow Road, Moseley Road, Chancellors Hotel, the botany gardens, the Armitage Centre, Manchester Grammar School and Manchester High School for Girls playing fields, the rear of properties on Redshaw Close and Ashburne Hall.

The following elements of the existing Campus are included in the Site boundary:

- Owens Park halls of residence, including the associated support facilities (administrative offices, computer/learning suite, campus bar, campus restaurant and café).
- Oak House halls of residence, including 'Squirrels' bar.
- The Limes catering and maintenance facility, this also includes waste storage for the Campus.
- Woolton Hall of residence.
- Richmond Park halls of residence.

Whilst Woolton Hall and Richmond Park are included within the planning application there are no works proposed to either of these accommodation blocks.

The Site also contains a number of car parks including the main campus car park at Richmond Park and the car park at Owens Park halls of residence.

The Surrounding Area

Surrounding Land Uses

The Campus is located within Fallowfield District Centre. The land uses in the immediate vicinity of the site are varied but include the commercial units of the District Centre and Fallowfield Retail Park, schools/ playing fields and residential areas. Platt Fields Park is a large public park located to the west of the site. The park is a valuable asset providing an amenity space for students and the wider community.

The core of Fallowfield District Centre is focused on central Fallowfield, an area with a village feel set between Wilbraham Road and Sherwood Street. Retail ground floor uses dominate this area and there is a somewhat more compact and intimate atmosphere in this location than the rest of the centre. To the south, the area is characterised by service and leisure uses with a higher concentration of bars, cafés and takeaways. To the north the emphasis shifts towards a mix of retail, residential and student accommodation.

Demography

Fallowfield has developed as a student hub for south Manchester, due to the critical mass of students at the Fallowfield residential campus, the large student population in the wider Fallowfield area and the associated high representation of leisure and evening economy activities which are attractive to students.

Students make an important contribution to the economy of the City and the large student population has resulted in a high concentration of HMO's in the Fallowfield area. This is represented in the demographic breakdown (based on the 2011 census data provided by the Office of National Statistics (ONS)) of the Fallowfield area with The Fallowfield population with the age groups 18–19 and 20–24 accounting for 36.9% of Fallowfield ward's population, compared with a Manchester average of 17.6%.

4 Proposed Development

The Fallowfield Campus Development Framework

The adopted Development Framework for the Fallowfield Campus established a number of key development principles that were to form the basis of the detailed design and masterplanning of the Site.

The Development Framework set out the intention to create a modern student accommodation offering with a combination of cluster flats and townhouse styles of accommodation. The intention was to create the type of high quality campus environment that it would be difficult to recreate elsewhere in the City.

It was identified that the development of the Fallowfield Campus would provide replacement accommodation that was to be lost at the Grosvenor Halls of Residence which is currently being demolished to allow the construction of the University's new engineering campus. Grosvenor Halls provide 864 bed spaces, although a figure of 800 bed spaces was also quoted in the Development Framework.

In total 3,286 bed spaces were identified on the existing campus with 2,193 bed spaces to be lost as a result of the demolition of Owens Park and Oak House Halls of Residence. 3,000 student bed spaces were identified by way of re-provision to account for the demolished units on site and the displaced Grosvenor Halls accommodation. Following further work subsequent to the adoption of the Development Framework it is noted that the figures originally provided regarding existing bed spaces and bed spaces to be lost were not completely accurate (although there are no material discrepancies) and the figures quoted in this planning application should be treated as accurate.

The Development Framework identified that the Campus could support additional development and student bed spaces. In response to this and the acknowledgement of the University's need to increase provision to mitigate the loss of Grosvenor Halls, an additional development site was identified. This development site was identified as the existing rugby pitch and area of trees adjacent to Richmond Park halls of residence.

The following were identified as other main components of the proposals:

- A new student 'hub' building to provide student learning space, dining offer, student welfare and support services.
- Exploring opportunities to offer flexible community space as part of the hub building and dining, café and bar uses, as well as space for events.
- Introducing commercial and community facilities at ground floor level on Wilmslow Road.
- Enhancing the existing sports facilities as the Armitage Centre.

There were a number of additional development aspirations that were set out in the Development Framework relating to the masterplanning of the Campus, this included:

- Retaining Ashburne, Woolton and Richmond Park halls of residence;
- Creating a new place with a strong identity that is vibrant at all times;
- Creating a high density, critical mass of student accommodation and facilities to underpin the vitality of the District Centre into the future;
- Improving the accessibility of the site for all users;
- Creating a safe and well managed environment;
- Improving the connectivity of the site to the district centre and wider Fallowfield area;
- Retaining the existing pedestrian routes through the site; and
- Embedding a culture of environmental sustainability across the campus.

Description of Development

The proposed development seeks part detailed and part outline (hybrid) planning permission for the partial redevelopment of the University of Manchester's Owens Park Campus. It is informed by the key development principles set out above and includes:

- The development of new cluster flat and townhouse style student accommodation to deliver 3,209 replacement student bed spaces and warden accommodation;
- A new student services hub building which includes the main reception, administrative offices, student welfare services, dining/catering facilities, a campus bar and new learning suite;
- Retail units at the ground floor of student accommodation fronting Wilmslow Road;
- Three energy centres to serve the development;
- A new central catering kitchen for the Campus and wider University estate and maintenance hub building; and
- New hard and soft landscaping within each of the development phases, including lighting and CCTV improvements to Whitworth Lane.

The proposed development is described as:

“A planning application for the redevelopment of the University of Manchester Fallowfield Campus seeking:

Full Planning Permission for the demolition of The Limes and Oak House Halls of Residence and associated buildings and the construction of: new student accommodation buildings; warden accommodation; a new catering kitchen and maintenance facility; a student services building re-providing a campus bar, student catering/restaurant facilities, a learning commons, amenity space and ancillary office space; three energy centres; landscaping; and other associated works.

Outline Planning Permission (with all matters reserved) for the demolition of the Owens Park Halls of residence and associated buildings and the construction of: new student accommodation buildings; retail uses (Classes A1, A2 and A3); a doctor's surgery; landscaping; and other associated works”.

The proposed development includes the demolition of the Oak House Halls of Residence, The Limes catering and maintenance facility and Owens Park Halls of Residence, including the existing student support facilities, campus bar and administration offices. The Woolton Hall, Ashburne Hall and Richmond Park halls of residence will be retained as existing (Ashburne Hall is outside of the planning application red-line boundary).

A total of 2,176 student bed spaces are proposed to be demolished as part of the works, with a replacement provision of 3,209 bed spaces. The number of bed spaces to be lost is slightly lower than the Development Framework set out and there has been an increase in the total number of replacement bed spaces proposed. This will result in an additional 1,033 student bed spaces on the Campus as a result of the proposed development.

The proposed works include the construction of new student accommodation on an existing sports pitch within the Armitage Centre area of the Campus. An application for new artificial grass pitches has been submitted to Manchester City Council which will act as mitigation for the loss of this pitch. The Sports Pitch Report submitted in support of this planning application provides details of the existing provision on the campus and the proposed replacement pitches.

In addition to the student accommodation, new facilities are proposed to replace the existing catering and maintenance facilities currently on site (The Limes). This also provides the main area for waste collection and storage. These facilities will be significantly enhanced as part of the proposals.

In total three new energy centres are proposed as part of the proposed development which will serve the Fallowfield Campus. The energy centres include Combined Heat and Power facilities and a district heating system.

Proposed Student Accommodation

The proposed works include the demolition of the Oak House and Owens Park halls of residence and associated buildings. It is proposed that three new phases of student accommodation development will replace the existing accommodation to be demolished. The following table sets out the proposed change in student bed spaces as a result of the proposed development:

Existing/Proposed Accommodation	Current Number of Bed spaces	Number of Bed spaces to be Lost	Number of Bed spaces Retained / Proposed
Owens Park	1,075	1,075	0
Oak House	1,101	1,101	0
Richmond Park	515	0	515
Woolton Hall	198	0	198
Ashburne Hall	419	0	419
Phase 1A	0	0	1,386
Phase 1B	0	0	927
Phase 2	0	0	896
Total	3,308	2,176	4,341

Table 1: Breakdown of Existing and Proposed Accommodation

In terms of phasing, the following timescales are proposed:

	Proposed Construction Start	First Occupation
Phase 1A (full)	June 2016	September 2018
Phase 1B (full)	June 2017	September 2019
Phase 2 (outline)	June 2019	September 2021

Table 2: Indicative Development Phasing

Table 1 identifies that the proposed net increase in student bed spaces on the Campus is 1,033 beds following the completion of all phases of development. The current and proposed figures also include accommodation for pastoral care accommodation. This equates to 43 bed spaces for the proposed accommodation against 38 bed spaces to be lost as a result of the demolition.

Site Wide Principles

The University is seeking to create a high quality campus to help improve the recruitment of students by enhancing the student experience. The aspiration is to deliver a campus that will enhance student lives with educational and social facilities that will inspire and motivate those who live both within and around the local area. The aspiration is to create a 'jewel in the crown' of University accommodation.

It was also important as part of the design process to ensure that the proposed development is outward looking to the wider area and provided a positive interface with the District Centre.

Site wide principles for the proposed development were identified at an early stage to inform the design of the scheme, this included:

- To develop a campus that protects the environment and the health and safety of the students, employees and the public;
- Creating a unique, vibrant and modern student campus that is a showcase for potential students;
- A campus that provides a range of accommodation offers and a great range of facilities;
- A campus that engages with the wider Fallowfield area and encourages a sense of community;
- Creating a place that lasts through high quality design that is durable, well considered and easily maintained.

The planning application seeks Full Planning Permission for Phases 1A and 1B and Outline Planning Permission for Phase 2. Details on the proposals for each phase of development are set out below.

Full Planning Application - Phase 1A

Student Accommodation

The proposed new student accommodation for Phase 1A will take the form of cluster flat and town house style blocks. The cluster flats will be located on the area of new development identified in the Development Framework – this is an existing rugby pitch and area of trees. This area was identified as the most appropriate area for a new development site on the Campus in the Development, as it minimised the impact on sports provision and provided a legible and manageable campus layout for the University.

Eight accommodation buildings are proposed for this land, these buildings will primarily be four storeys tall with one six storey building proposed. The location of the six storey block was carefully considered during the design process to take into account important issues including, orientation and sun path, relationship to open space and the effect on residential amenity. The six storey block contains accessible rooms and part of the rationale for the height of this building is to support lifts to be installed to give a greater choice in location of accessible accommodation and to allow socialising for occupants within the building.

The cluster flats are arranged to create courtyards for residential accommodation blocks. All entry points to the accommodation will be from the courtyards to help create a sense of place and attractive environments for the accommodation.

The townhouse style of accommodation is proposed to be located in the approximate area that the Limes buildings currently occupy. These will be four storey buildings with pitches roofs to replicate the appearance of traditional houses. The units are proposed to front onto Whitworth Lane and greenspace proposed as part of Phase 2. This will help to provide natural surveillance to these areas and recreate a residential street character. Each of these units has its own front door and includes open space to the rear of the units to provide a semi-private area for the occupants of these units.

The proposed cluster flat accommodation also includes provision for 15 pastoral care units and accommodation for a site warden.

The proposed buildings will be primarily constructed in buff brick. Further details on the materials and the approach to design are set out in the Design and Access Statement.

Amenity Building

An amenity building for the cluster flat accommodation is provided at the main pedestrian entrance located adjacent to Richmond Park. This building will provide laundry facilities for the cluster flats as well as amenity/social space for students.

This building will be mainly glazed and will be able to be lit up internally to create a lantern effect at night time. This will provide a reference point for students walking within the campus at night and assist with wayfinding. The amenity hub is located at the ground floor of a proposed four storey accommodation block.

Central Processing Unit

The Central Processing Unit ("CPU") is a new catering facility for the campus and wider University estate. The CPU will prepare food that for consumption on the campus as well as for other catering facilities within the University's wider estate.

It will also provide a maintenance hub for the Site and act as the main area of recycling and short term waste storage for the campus. The CPU will also include an energy centre adjacent to the main building. This has been sited away from the existing residential properties on Redshaw Close and at an appropriate distance from the proposed student accommodation blocks to minimise its impact on sensitive receptors.

The CPU effectively replaces the existing Limes facility and its current functions. It is proposed to be relocated to a new location within the existing Richmond Park car park. This will help improve the legibility and layout of the Campus and rationalise vehicle movements.

The CPU building is proposed to be 2 storeys in height with a blue/black brick plinth and clad in aluminium to provide a lightweight appearance which will blend into its surroundings.

Landscaping

Hard and soft landscaping will be provided as part of the proposals for Phase 1A, this is primarily identified for the courtyards for the cluster flat accommodation blocks. Open space is mainly provided to the rear of the town houses to simulate garden areas, albeit these spaces will be accessible to all users.

The boundary to the north of the proposed cluster flat blocks will include planting of mature trees and hedges to ensure that there is an appropriate level of screening for the new development from surrounding areas. Mesh fencing is proposed to allow the quality of the tree and hedge boundary to be more visible.

As part of the landscaping works improvements will be made to Whitworth Lane to introduce new lighting and CCTV to the area at the Moseley Road entrance, adjacent to Woolton Hall. This will improve what is currently a dark and uninviting environment and help to improve safety in this area.

The proposals also include improvements to the surfacing and treatment of Gunnery Lane adjacent to the Phase 1A boundary.

The soft landscaping will provide amenity and informal recreation space for the residents which will include furniture to allow people to dwell in these spaces.

The landscaped areas have been designed to ensure that they are legible and overlooked to help with safety and security on the Campus. Items such as cycle stores are located within these spaces and have been located to ensure that they are also overlooked for additional safety and security. Further details are provided within the Design and Access Statement.

Remediation Works

The work to facilitate the development of this area will include remediation of the area of trees as at present this contains Japanese Knotweed (a non-native, invasive plant) which is to be removed. This area of land is also understood to contain material from the former stadium on the Richmond Park site. This building material is understood to contain asbestos. The remediation works will include the removal of all contaminated material (Japanese Knotweed and asbestos) to a licenced land fill disposal site.

Full Planning Application - Phase 1B

Student Accommodation

Student accommodation in Phase 1B is proposed to be a mixture of cluster flat and town house style blocks. A relatively small area of town house accommodation is provided adjacent to the boundary of development phase with Woolton Hall, with the majority of the development area accommodating cluster flat blocks. The form of these building types replicates the provision in Phase 1A.

The cluster flat and town house accommodation is largely four storeys in height with one six storey located centrally within this development phase. The location of the six storey block within this phase was carefully considered within the design to ensure that it responded appropriately to neighbouring buildings and open spaces.

The proposals include new cluster blocks set back from Wilmslow Road and Moseley Road. These blocks are proposed to be four storeys in height and have been located to allow the retention of the mature trees along this frontage. These blocks will provide a high quality appearance to these prominent road frontages and significantly enhance the existing appearance of the Campus.

As with Phase 1A the proposed primary building material will be buff brick. This provides consistency for the new development across the campus. Further details are set out in the Design and Access Statement.

Warden Accommodation

A standalone two storey residential unit will be provided for a Campus Warden. This is proposed to be located in the south east corner of this development phase, adjacent to Woolton Hall. The proposed Warden's accommodation will be constructed from buff brick.

Amenity Building

An amenity hub for the cluster flat accommodation is provided centrally within the development phase area. This building will provide laundry facilities for the cluster flats as well as amenity/social space for students.

This building will be mainly glazed and will be able to be lit up internally to create a lantern effect at night time. This will provide a reference point for students walking within the campus at night and assist with wayfinding. The amenity hub is located at the ground floor of a proposed four storey accommodation block.

The Hub

The Hub building is proposed to provide the main area of student support facilities for the campus and wider student community in Fallowfield.

It will provide the main services that are currently part of the Owens Park complex; this includes the reception, administrative offices, student support and guidance services, restaurant/catering facilities, a campus bar, and a new learning suite.

The Hub building is located adjacent to Wilmslow Road and will include the main pedestrian access point to the site. This will be a publicly accessible route to link through the campus.

The Hub building will be two storeys in height with a primarily glazed elevation and will include a feature roof structure to give the building visual prominence and identity from Wilmslow Road. This is proposed to be a green roof to improve the sustainability credentials of the building and offer further benefits to biodiversity value of the Site.

The location and approach to the design of this building will better integrate the Site with the District Centre and will make a significant contribution to opening up the frontage of the Site.

The hub includes an enhanced dining offer for students to replace the existing facilities provided at Owens Park. A campus bar is also proposed in this location which will replace the facilities already provided at Owens Park and at Squirrels Bar within Oak House. These facilities will be located to the rear of the Hub building and will open onto the proposed central open space (or village green). The

space proposed for the dining and bar area will be flexible and it will allow events to be hosted within this building.

Landscaping

The proposed approach to landscaping has been a key driver in the formulation of the design and layout of Phase 1B due to the presence of the mature trees fronting Wilmslow Road and Moseley Road. The proposals have sought to retain as many of these good quality trees as possible whilst facilitating the required comprehensive approach to redeveloping the campus.

The approach to the boundary treatment will remove the dense shrub vegetation to improve views into the campus whilst retaining the mature trees. Low level planting will be included in these areas to improve the appearance of the Campus from these main roads.

Within the development phase courtyards have been created by the positioning of the buildings to provide a central amenity area for these blocks. The courtyards contain a large amount of hard and soft landscaped areas with furniture provided to encourage the recreational and amenity use of the space. Cycle stores will be located within these courtyards and will be overlooked by the proposed student accommodation.

A large square will also be created adjacent to the proposed Hub building to provide a central amenity space for the development phase.

Outline Planning Application – Phase 2

The proposals for Phase 2 include the following main uses:

- Student accommodation – up to 896 bed spaces as well as an amenity building for the accommodation providing laundry and amenity/social space.
- Retail – up to a maximum of 1,400 square metres of flexible retail floorspace to allow uses within Class A1 (Shops), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes).
- A Doctor's Surgery up to a maximum of 200 square metres.
- Extensive landscaping including a new central open space (also known as the Village Green).

This element of the scheme is submitted for Outline Planning Permission with all matters reserved. The details (layout, scale, appearance, landscaping and access) of this part of the proposals will be submitted as part of subsequent reserved matters application(s).

The existing vehicular entrance to Owens Park will be retained and amended to allow a small area of car parking to serve the proposed doctor's surgery and retail units.

Pedestrian access is proposed from Wilmslow Road and will provide a legible connection through the campus to Phase 1A.

A number of key design principles have informed the masterplan for this phase, this includes:

- The creation of a high quality student accommodation block with courtyards reflecting the character of the adjacent Ashburne and Sheavyn Halls.
- The desire to create a clear legible route through the campus from Wilmslow Road through to Phase 1A.
- Activating the Wilmslow Road frontage through the introduction of new retail units in this area and new high quality landscaping.
- The retention of high quality trees along the Wilmslow Road boundary, where possible.
- The creation of a new large central green space for the Campus.

The proposals have been assessed as part of the Environmental Impact Assessment; this is based on a parameter plan specifying the proposed use and amount of development, the maximum extent of the built form and building heights. An illustrative masterplan is also provided for this phase of the proposed development to demonstrate the design intentions that are underpinning the proposals.

5 Planning Policy Context

This section summarises the planning and regeneration context which is pertinent to this scheme:

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's aims and objectives for the planning system. At the heart of the NPPF is the presumption in favour of sustainable development. The NPPF is supported by the National Planning Practice Guidance which provides further detail on the implementation and interpretation of the Government's planning policy set out in the NPPF.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- Making it easier for jobs to be created in cities, towns and villages.
- Moving from a net loss of bio-diversity to achieving net gains for nature.
- Replacing poor design with better design.
- Improving the conditions in which people live, work, travel and take leisure.
- Widening the choice of high quality homes.

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

The NPPF places an emphasis on 'promoting healthy communities.' It states, at Paragraph 74 that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."*

The NPPF also places emphasis on the importance of pre-application engagement with the Local Planning Authority and local community, which will help to resolve any issues and deliver more positive outcomes.

Local

Manchester Core Strategy (2012)

Manchester's Core Strategy sets out the long term strategic policies for Manchester's future development and will form a primary part of the planning policy framework against which any future planning application for the Fallowfield Campus would be assessed against.

The following policies are considered to be of particular relevance:

Policy H 12 - Purpose Built Student Accommodation. This policy sets out criteria (as provided in the bullet points below) for assessing whether or not proposals for new purpose built student accommodation will be supported. In addition, and particularly relevant to this planning application, it identifies that 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.

- Sites should be in close proximity to the University campuses on to a high frequency public transport route which passes this area.
- 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.
- 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.
- 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.
- Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area. 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.
- 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 street scene either from the proposed development itself or when combined with existing accommodation.
- Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.
- 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.
- 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 bed spaces.
- Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.

Paragraph 9.62 of the supporting text reflects that the purpose of the policy is on the one hand to encourage student living within purpose built accommodation rather than Houses in Multiple Occupation – i.e. in managed accommodation and in appropriate locations where there will be a contribution towards regeneration, in order to prevent impact on established residential areas. Another aspect is to manage the supply of new purpose built student accommodation by setting criteria for testing the appropriateness of proposals. This criterion allows schemes in inappropriate locations to be refused in order to avoid a damaging oversupply of student accommodation.

Policy C6 relates to South Manchester District Centres. It states that in Fallowfield and Withington, development which creates more diverse centres will be supported, in particular involving improvement to the retail offer to meet the full range of residents in surrounding neighbourhoods and promoting community uses. Specifically, it states that development of the University of Manchester facilities

adjoining Fallowfield District Centre will be supported as a means of improving the balance of uses within the centre.

The supporting text to this Policy goes on to state that Fallowfield and Withington have become a focus for Manchester's student population. It is recognised that this is a valuable community to the City; however, new development should recognise that these District Centres serve a broader local catchment and contribute to the development of a correspondingly broad offer. The on-going management of the evening economy will remain a priority for both centres

In addition, the supporting text states that the plans to develop the University of Manchester site are an opportunity to focus student activities and encourage a wider range of uses elsewhere in the District Centre.

Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development. This policy identifies that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices. The policy identifies a number of measures to achieve this objective, including:

- All development following the principles of the Energy Hierarchy:
- Wherever possible new development must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
- Where possible new development will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.
- Where appropriate new development will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.
- The use of building materials with low embodied carbon in new development.

Policy EN5 - Strategic Areas for low and zero carbon decentralised energy infrastructure identifies the key locations that will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies. This includes the District Centres and associated major development sites and the Oxford Road Corridor. The policy identifies that within these areas new development will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. Where development is being undertaken into or adjacent to a public building full consideration shall be given to the potential role that there can have in providing an anchor load within a decentralised energy network or in creating opportunities for carbon dioxide reduction funded by contributions.

Principally with reference to proposed development of Phase 1A on the Armitage Centre rugby pitch,

Policy EN10 – Safeguarding Open Space, Sport and Recreation Facilities, identifies that the Council will seek to retain and improve existing open spaces, sport and recreation facilities. Proposals on existing open spaces and sport and recreation facilities will only be permitted inter alia where equivalent or better replacement open space, sport or recreation facilities will be provided in the local area or the site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained.

Policy T 1 Sustainable Transport identifies the need to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking.

Policy T 2 Accessible areas of opportunity and need, states that the Council will actively manage the pattern of development to ensure that new development is well located. This includes ensuring that it is located to provide good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport; and it is easily accessible by walking, cycling and public transport.

Outside of the City Centre, all new development should provide appropriate car parking facilities, taking account of the guidance in the Core Strategy. In all parts of the City proposals should have regard to the need for disabled and cycle parking. The Council will take the circumstances of each proposal into account to establish what level of parking is appropriate.

Planning applications should provide proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy EN 3 Heritage, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment. .

Policy EN 8 - Adaptation to Climate Change, identifies that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. This includes:

- Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability
- Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways
- The need to control overheating of buildings through passive design
- The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation

Policy EN 9 - Green Infrastructure, sets out that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN 14 - Flood Risk, identifies that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.

Policy EN 15 - Biodiversity and Geological Conservation, seeks to ensure that biodiversity and geological value throughout the City is maintained or enhanced. This includes protected species and the Council's objective to protect and conserve the City's existing trees and woodlands. Developers will also be expected to identify opportunities to enhance or create new biodiversity. Any adverse impact on biodiversity will need to be justified against the wider benefits of the proposal and mitigation that can be provided.

Policy EN 16 - Air Quality, the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN 17 - Water Quality establishes that development should avoid adverse impacts on water quality and minimise surface water run-off.

Policy EN 18 - Contaminated Land and Ground Stability, identifies that the Council will give priority for the remediation of contaminated land.

Policy EN 19 – Waste, sets out that the Council will require all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal) and submit a waste management plan to demonstrate both construction and demolition waste will be minimised and recycled on site wherever possible and that the sustainable waste management needs of the end user will be met.

Policy DM 1 - Development Management, states that all development should have regard to the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail.

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

The University of Manchester Fallowfield Campus Development Framework (2014)

The key planning document that has shaped the proposals for the site is the University of Manchester Fallowfield Campus Development Framework which was endorsed by Manchester City Council's Executive in December 2014. The Development Framework was prepared to guide the redevelopment of the campus in accordance with relevant policies within the Manchester Core Strategy (2012) and guidance set out in the Fallowfield District Centre Action Plan (2010-2020).

The key principles that will guide a planning application for the redevelopment of the campus are set out in the Development Framework and include:

- Providing an enhanced, modern student accommodation as part of a new student village offering an environment that it is not possible to replicate in the city centre and which includes:
 - Retaining the well performing Ashbourne, Woolton and Richmond Park halls of residence.
 - Creating a strong urban design and enhanced public realm to create a new place.
 - Providing a critical mass of student accommodation and facilities that will underpin the vitality of the District Centre and the wider Fallowfield area for years to come.
 - Improving the accessibility of the site for all users in and around the site.
 - Creating a safe and secure environment using the principles of secured by design.
 - Positively improving pedestrian linkages and connections between the site, the District Centre and the wider Fallowfield area.
 - Creating high quality new buildings to support the University's objectives and the health and vitality of Fallowfield.
 - Retaining existing pedestrian and cycle routes through the site including Whitworth Lane.
 - Managing and reducing the detrimental environmental impacts of the development whilst ensuring that positive impacts are optimised, including opportunities to embed a culture of environmental sustainability.

The Development Framework also sets out key design principles to guide the redevelopment of the campus, these include:

- Taking maximum advantage of the site's key features and assets including its Listed Buildings, natural topography, high quality mature trees, as well as its proximity to, and connectivity with, a major bus corridor.

- Creating a development that positively addresses the site's principal frontage onto Wilmslow Road, including safe and legible points of entry and pedestrian connections to the District Centre.
- Creating an enhanced public realm and quality buildings along the Wilmslow Road frontage.
- Providing an appropriate response to the site's environmental conditions – through the orientation and scale of buildings and public.
- Creating a network of linked amenity spaces within the student site which are secure, safe and student focused. This includes ensuring that routes have appropriate lighting and include passive surveillance through the design and orientation of buildings.
- Establishing a public realm strategy for the site to retain and enhance the site's green area, where possible.
- Providing an appropriate package of mitigation to compensate for the loss of trees as a result of the proposed Phase 1a of the development.
- Creating legible pedestrian linkages through the site which connect the range of residential, sporting, learning, community and commercial uses and the key desire lines that will be formed.
- Rationalising vehicle movement to the perimeter of the site where possible.
- Creating a campus that offers a series of distinct destinations – each with their own attributes and identity in order to add to the character of the campus and to encourage a sense of ownership from the students.
- Considering the height and form of the building in response to a range of issues including microclimate, heritage considerations, relationship to public space and key views.
- Establishing an architectural approach which encourages distinctiveness, identity and a sense of robust civic quality and emphasises key points of entry into the scheme and key landmarks.

Greater Manchester Strategy (Adopted November 2013)

The GMS provides a joint working strategy between the Greater Manchester (GM) local authorities for achieving sustainable economic growth across the City Region.

It was originally prepared in 2009 as a response to the Manchester Independent Economic Review (MIER) – the most robust analysis ever undertaken of a city, led by global experts. It identified priorities to enable the Manchester City Region to pioneer a new model for sustainable economic growth based around a more connected, talented and greener City Region where the prosperity secured is enjoyed by many.

In November 2013, an updated version of the document was adopted following a period of consultation over the preceding summer. Of key interest in relation to this document is the identified importance of the University, as a key asset in the quest for sustained economic growth.

The University's role in attracting and retaining talent in the City and its knowledge and skills outputs represents a significant competitive advantage to the City in relation to attracting national and international inward investment.

This has been highlighted in the original MIER which identified that GM is the best placed city outside London to increase its long term growth rate based on its size and productive potential. In making this point, the document discusses the City's scale, connectivity and specifically references the fact that it has, in the University of Manchester, an international seat of learning of the highest quality.

Also with reference to the University, a critical element of the GM Strategy is the need to build on the benefits of its agglomeration economy to capitalise on the assets in the 'Manchester Corridor' - the central business and education district, and "...one of the world's largest clusters of health research, practice and commercial development...home to Manchester's Universities, hospitals, science park and innovation centre".

The Corridor's assets include:

- Significant expertise in key enabling technologies, such as nanotechnology, micro and nano-electronics, advanced materials and biotechnology, which can be employed to produce the next generation of industrial products.
- Significant trans-locational capacity, including people, organisations and networks, surrounding the research excellence, which allow the idea to be taken from lab to market.
- World-leading specialisms in healthcare innovation and advanced materials, including the development of a £61 million Graphene Hub – a global growth opportunity.

The Corridor is home to some of GM's key sectors, which are identified as:

- Health and Life Sciences
- Financial and Professional Services
- Creative and Digital
- Education
- Sport
- Culture and Heritage
- Advanced Manufacturing, including Low Carbon Technologies.

In addition, Science and technology, research and development are at the heart of Manchester's plans for growth, with the strategy focused on how its public, private and academic institutions can act collectively to translate its exceptional science and technology assets into economic output for Manchester and the UK.

The GM Strategy states that 105,000 people are employed in education and that this sector adds GVA of £3.0 billion per year to the city. The City's five Universities have over 100,000 students, the largest concentration of students in Europe.

Each of the factors underlines the importance of supporting the health and wellbeing of the University and other key institutions in the City.

Attracting the best students i.e. the talent requires the right student experience. This is fundamentally important to the continued upward trajectory of the City's institutions and the continued, sustained opportunities for economic growth that they can provide.

Underpinning this is the fact that Manchester, according to the census, is the fastest growing city in the UK in terms of population and not only that but it has the greatest increase amongst people of working age.

A redeveloped and reinvigorated Fallowfield Campus which showcases student life at the City to potential new recruits has a key role to play moving forward.

6 Assessment of Key Planning Issues

The following section sets out the response to key planning issues that have been identified. This section of the report should also be read in conjunction with the Statement of Community Engagement and the Sports Pitch Report which provide further responses to key issues raised during the process of pre-application consultation.

Principle of the Proposed Development

The principle of the proposed development was established through the adoption of the Development Framework for the Campus. This document identified the need for the redevelopment of the existing site to meet the needs of the University of Manchester into the future and to contribute to the regeneration of Fallowfield.

The Development Framework recognised that the development density of the site could be increased and that new development could take place on land adjacent to Richmond Park (the proposed Phase 1A). It also established that there would be a relatively significant increase in the amount of student bed spaces provided on the campus by facilitating the re-provision of beds lost at the Grosvenor Halls of residence. The Development Framework did not set a maximum cap on the increase in beds however it did recognise that 864 beds would be lost at Grosvenor Halls (although a figure of 800 was also quoted and is used in the table below) and that 3,000 beds were expected to be re-provided as part of the proposed redevelopment.

The proposals seek to provide a total of 3,209 replacement and new beds, this would result in an increase in the total accommodation on site by 1,033 beds. When compared to the anticipated level of growth set out in the Development Framework this represents an approximate 5% additional increase in student bed spaces across the Campus, as set out in the table below.

Current student bed spaces at Fallowfield Campus	3,308
Proposed student bed spaces to be demolished	2,176
Student bed spaces to be retained at Fallowfield Campus	1,132
Replacement identified in the Development Framework	3,000
Actual Replacement in Planning Application	3,209
Difference	+209 (+7%)
Total future student bed spaces on the Fallowfield Campus based on the Development Framework	4,132
Total future student bed spaces on the Fallowfield Campus based on the planning application	4,341
Difference	+209 (+5%)

Table 3: Comparison between bed spaces proposed in the planning application and the Development Framework

Policy H12 of the Manchester Core Strategy (2012) sets out the main policy for proposals for new student accommodation. The proposals are considered to be in accordance with the requirements of this policy as set out below.

The Fallowfield Campus is located on Wilmslow Road, the key strategic bus corridor connecting South Manchester to the University's Oxford Road campus and the City Centre. This bus route provides a high frequency service and there is a large scale bus stop opposite Owens Park for services towards the City Centre. The Fallowfield Campus is therefore highly accessible by public transport. It is also located within proximity to the University's main Oxford Road campus that allows for travel by foot and bicycle. This will continue to allow students to travel by a range of modes of sustainable transport.

The proposed development has been designed to address the requirements of planning policy with regards to energy use and carbon reduction. New energy centres will be created to serve the development which will include Combined Heat and Power plant. The Hub building will also include solar panels and a green roof.

The Campus forms part of Fallowfield District Centre and as such it is highly accessible for a range of shops and services. The student population within Fallowfield and on the campus play an important role in underpinning the District Centre and the proposed development will allow this to continue into the future. In addition, as part of the proposals new retail units are proposed to front onto Wilmslow Road in Phase 2. This will further improve the range of shops within the District Centre and provide accessible facilities for students on the Campus and the wider community.

The proposed development will make a significant contribution to improving the appearance of the Campus and the District Centre. At present the Campus has an inactive, inward facing interface. The proposals will significantly improve the quality of the buildings within the Campus and the appearance of the Site's boundary with Wilmslow Road and Moseley Road. The proposed development will make an important contribution to the regeneration of the Fallowfield District Centre and can act as a catalyst for further investment.

The proposals have been designed to improve the legibility of the campus and create main routes which are overlooked by the student accommodation blocks and other active buildings including the Hub. The overall aspiration has been to increase the natural surveillance within the Campus to improve safety and reduce the fear of crime. The proposals will also include the installation of new CCTV and lighting. Whitworth Lane will also benefit through the inclusion of new lighting to the Moseley Road entrance and adjacent to Whitworth Lane.

The proposals form part of the University's strategic investment in its estate. This investment forms part of the University's vision to become a top 25 research university. The plans form part of the circa £1 billion investment in the University's estate. The investment in its student accommodation is a priority for the University in order to help meet its Vision and is therefore considered to be deliverable.

The proposals have been brought forward to respond to an identified regeneration priority for Manchester City Council. The proposed development has been guided and shaped through the key development principles established in the adopted Development Framework for the Campus. The proposed development has been brought forward to respond to these principles. Further details on the economic and regeneration benefits of the proposals are set out later in this report.

As previously identified the design of the proposed development has been carefully considered through the masterplanning process. The proposals largely replace the existing four storey accommodation blocks with buildings of a similar scale. Phase 1A introduces new development on a previously undeveloped site. Care has been taken to design buildings with a high quality appearance with boundary treatment that will soften the appearance of the development from nearby residential properties. This phase of the development is located a significant distance from the residential properties on Old Hall Lane and Birchfields Road and as such there is no adverse impact on the amenity of these properties as a result of the proposed development. The appearance of the Campus from Wilmslow Road will be significantly improved through the proposed development and this will have a positive impact on the District Centre.

The proposals have been designed to respond sensitively to the heritage assets located within the Campus (but outside of the planning application boundary). There will be no adverse impact on the identified Heritage Assets as a result of the proposed development.

A strategy for the management of waste resulting from the proposed development has been prepared and is submitted in support of the proposed development. This sets out the approach to managing

waste arising from the proposals including the provision of appropriate recycling facilities. The strategy follows the principles set out in the waste hierarchy.

Importantly, the proposed development will help to ensure that Fallowfield remains a popular location for students and continue to provide the critical mass of students which will continue to support the function of the District Centre.

The proposals are considered to be materially in accordance with the key development principles established in the Development Framework and satisfy the policy requirements of the Core Strategy. Whilst there is a relatively minor increase in the amount of student bed spaces proposed this does not impact on the acceptability of the principle of development of this Site.

Regeneration and Economic Benefits

The Campus has been identified as being tired and in need of regeneration. The regeneration of this site has been a long term objective of Manchester City Council's planning and regeneration policies and objectives. The proposals have been worked up in accordance with and fully support the key objectives and aims of these policies.

The proposals will bring substantial improvements to the physical quality and appearance of the Campus which is important as it forms a major and highly visible component of the Fallowfield District Centre. The improvements which are proposed to be made to the frontage along Wilmslow Road and Moseley Road will also have a significant benefit by improving connectivity and the relationship of the Campus to the rest of the Fallowfield area.

The proposals have the potential to act as a catalyst for further investment and regeneration within the surrounding Fallowfield area.

A significant number of jobs will be created as part of the construction of the proposals which will have direct economic benefits and provide employment opportunities for the local community. There will also be benefits from the construction process through in the supply chain which has further potential to provide employment opportunities.

The proposals are also important to secure the long term future and viability of the Campus for the University and the employment that is generated through the use of this Campus. It is also a major part of the ongoing investment by the University in its estate and an important part of its Vision to become a top 25 research university internationally. The University makes a substantial contribution to the Manchester economy and its on-going success is vital to the future prosperity of the City and strengthening its economic base. The University's role in attracting and retaining talent in the City and its knowledge and skills outputs represent a significant competitive advantage to the City in relation to attracting national and international investment

The University is investing a substantial amount of money in its facilities and a central aspect of this investment is ensuring that its accommodation meets modern requirements and provides an attractive environment for potential students. The ability of the University to attract top quality students is central to its Vision and the quality of accommodation is an important aspect of this.

The proposals and the continuation of the role of the site as a popular student campus will also help to underpin the performance of the Fallowfield District Centre which the current student population makes a significant contribution to. The proposed investment in the Fallowfield Campus is essential to ensure that the student community can continue to support the shops and services in the District Centre.

Loss of Playing Pitch

The proposals will involve the loss of a rugby pitch to allow the development of the proposed cluster flats for Phase 1A. The loss of this pitch was identified as part of the Development Framework adopted for the Campus in December 2014. The Development Framework identified that mitigation for the proposed loss of the sports pitch would need to be identified and agreed as part of this planning application.

The University has submitted a planning application for the development of four new artificial grass pitches (AGP) at the Armitage Centre (within the wider Fallowfield Campus). The application seeks

planning permission for two new sand dressed hockey pitches (to replace facilities lost at Belle Vue sports centre), a new 3G rugby AGP and a 3G football AGP. The proposed AGPs will be constructed to the relevant standards specified by the sport's governing body. Extensive discussions have taken place with Sport England and Manchester City Council regarding the proposed replacement facilities as part of this process.

The proposed AGPs will provide mitigation for the loss of the rugby pitch for Phase 1A. The application for the AGPs has been submitted in advance of the application for the halls of residence to ensure that the benefits to sport that will be derived as a result of the new AGPs can be delivered at the earliest opportunity.

A Sports Pitch Report accompanies this planning application. This document identifies the current usage of the existing grass playing pitches, the proposed usage of the AGPs identifies the benefits that can be delivered by the proposed AGPs to sport, particularly participation and the capacity of the facilities.

In summary, the proposed rugby pitch to be lost to facilitate the development of Phase 1A is currently only used by University teams for Wednesday afternoon games. The pitch was used 13 times for this purpose during the 2013/14 season, a relatively low level of use. The pitch is not used at weekends due to maintenance requirements. It also cannot accommodate training for this reason, as well as the absence of floodlighting. The pitches are also not used for any of the Campus Sport programmes for the previously identified reasons.

The delivery of the rugby AGP will provide at least the same capacity for rugby matches on Wednesday afternoons as the existing pitches at the Armitage Centre. It will however significantly increase the capacity of the Campus to accommodate sport. The proposals will allow the University rugby teams to train at the Armitage Centre (which is currently not possible), as well as accommodate Campus Sports programmes which is not possible at present.

The benefits resulting from the proposed AGPs are the ability of the Armitage Centre to accommodate more rugby use (as well as other sports such as American Football and Lacrosse) including training, as well as helping to improve participation in rugby by facilitating the Campus Sport programme on site.

There will be further benefits from the increased capacity of the Armitage Centre to accommodate a wider range of users and levels of sporting ability. The rugby and football AGPs will be primarily used by the University during term time however when these pitches are not in use they will be available for hire by the local community, schools and sports clubs.

The proposed investment in the new rugby AGP (or other proposed AGPs) would not be taking place without the proposed development of the student accommodation at the Fallowfield Campus and the loss of the rugby pitch for Phase 1A.

Loss of Trees

The Campus has a large number of trees currently; these are of varying quality however there are a number of high quality specimens. The frontages along Wilmslow Road and Moseley Road are noted as having a number of good quality trees which make a positive contribution to the appearance of the area.

The proposals involve the comprehensive redevelopment of significant areas of the Site, which inevitably has resulted in the proposed loss of a large number of trees on the site. It was however the intention of the design process to ensure that as many of the best quality trees could be retained on the site and where possible the proposed masterplan has been amended to allow the retention of these trees. The design proposed for the site was informed by a tree survey undertaken at the commencement of the masterplanning process.

70 individual trees have been identified for removal due to the new development or poor condition. In addition to this, a number of trees will be removed from tree groups, some to accommodate the development, some to accommodate recommended thinning or due to poor condition. Prior to works commencing on site further survey work will be required to ascertain the number of trees to be removed from these groups. A total of 183 new trees of mixed sizes will be planted within the new

development to provide replacement provision for the individual trees that have been identified for removal and the trees that will need to be removed from the groups of trees. .

There is also provision for the planting of native hedgerow and native understory shrub planting to the boundaries and the placing of bird and bat boxes on several retained trees.

The loss of the area of trees as part of the Phase 1A proposals will also be required to facilitate the proposed development. These trees are of a low quality and contain a significant proportion of self-seeded trees which have resulted in a dense coverage. The re-provision of this dense area of trees would not be in keeping with the overall high quality strategy for the landscaping of the proposed development. This area also contains Japanese Knotweed, a non-native and invasive species, and its removal will be a benefit to the overall ecological value of the area.

Overall the approach to the provision of new trees and landscaping has sought to retain the highest quality trees on the site. Where this has not been possible, the replacement provision proposed will be of a high quality and form part of a comprehensive strategy to retain the green feel of the campus and promote biodiversity.

Design and Masterplanning

The overall design for the site seeks to achieve a high quality appearance which will enhance the District Centre as well as the Campus. This is reflected in the materiality of the buildings and the aspiration of the University to ensure that a long term investment approach is taken to the buildings and they remain of a high quality well into the future.

The proposals have considered the relationship with the surrounding areas. The proposals for Phase 1A will introduce the greatest amount of change for neighbouring residents as development will take place on an existing rugby pitch and area of trees. The visual impact assessment in the Environmental Statement considers the views from these properties and identifies that there will be a moderate visual impact. The proposals in Phase 1 have been designed to a high quality and include new trees to be planted along the boundary with hedgerows. These trees will be mature when planted to provide immediate screening and softening of the appearance of the proposed development which will continue to improve as the landscaping and trees mature. The proposed student accommodation in Phase 1A is located a significant distance from the properties on Old Hall Lane and will have no direct on amenity in terms of daylight or overlooking. This area of land was identified as part of the approved Development Framework for the Campus.

The proposed development contains the new Hub building which is of a high design standard and has the potential to become a landmark building for the campus and will make a positive contribution to the appearance of Wilmslow Road.

The safety and security of students living on the campus has been a key consideration during the development of the proposals. Early consultation was undertaken with the Greater Manchester Police Architectural Liaison Unit to discuss the proposals and respond to points raised. Overall, the masterplan increases the permeability of the site however the routes through the site have been rationalised and create a more legible environment. All pedestrian routes are overlooked by accommodation buildings and entrances to the buildings will be through the proposed courtyards. These features all serve to improve the natural surveillance of the site and reduce the opportunities for crime. To assist this new lighting has been proposed and this includes Whitworth Lane which is a dark and unattractive route. This will be a significant improvement to the existing Campus. The improvements to the accessibility and public routes through this site are considered to be of significant benefit.

Highways, Accessibility and Car Parking

There are no amendments proposed to highways as a result of the proposed development.

Chancellors Way will become the primary point of access to the site and this will accommodate all servicing vehicle movements. This will remove these vehicles from the Old Hall Lane / Whitworth Lane entrance. A vehicular entrance will be retained from Wilmslow Road in the current location to allow for parking and servicing for the proposed doctor's surgery and retail units.

The Transport Assessment undertaken for the site identifies that there will be no adverse impact on the existing highways network as a result of the proposed development.

The level of car parking provided on the Campus is significantly higher than the level of usage and as such the proposals have sought to rationalise the extent of car parking on the site. The total amount of car parking spaces will be reduced across the Site (from 301 spaces to 142 spaces) however the existing usage data has been analysed and used to make projections on future potential usage. This indicates that the proposed retained parking can accommodate the future demand. The modelling that has been undertaken as part of the Transport Assessment indicates that in the worst case scenario the proposed car parking on the campus would be 85% occupied. A further detail of the car parking assessment is set out in the Transport and Highways chapter of the Environmental Statement. .

The proposals include extensive cycle parking across the Site; this includes secure cycle stores and cycle hoops. A total of 754 cycle spaces will be provided on the Site as part of the proposed development.

A framework Travel Plan is also submitted in support of the planning application to demonstrate measures that the University will adopt to reduce car travel and encourage travel by more sustainable modes.

Flood Risk

The Site is located in Flood Zone 1 and is considered to be at a low risk from fluvial and pluvial flooding.

A Flood Risk and Drainage Assessment has been prepared in support of this planning application. This identifies that the proposed drainage solution for the site has been designed to reduce the discharge of surface water run-off into sewers at peak times compared to existing levels. Therefore there will be no material impact on the sewer network and no negative impacts arising from surface water drainage as a result of the proposed development.

The investment in new drainage infrastructure for the Site is considered to be an improvement on the existing position and will be an overall benefit.

Energy and Sustainability

The proposed development will seek to achieve a BREEAM 'Very Good' rating in line with planning policy requirements. The University also has its own requirements for new buildings which promote sustainability and carbon reduction measures.

In respect of energy use the proposed buildings have been designed in accordance with the energy hierarchy and will achieve a 6% increase above the 2013 Building Regulations Part L, which corresponds to the requirements set out in the Core Strategy relating to improvements on the 2010 Building Regulations Part L.

Further details are set out in the accompanying Energy Strategy and Environmental Standards Statement.

Biodiversity and Ecology

The proposed development will involve the demolition of buildings which have been identified as containing bat roosts. The roosts are located in Phase 2 and as such the necessary mitigation is provided in the earlier phases of development. There are no other adverse impacts noted on protected species as a result of the proposed development.

The proposals will provide mitigation for habitats lost and will also include replacement planting which will help to improve the overall biodiversity value of the Site. This includes the green roof which is proposed for the Hub building.

Amenity

The proposed development has been designed to ensure that there will be no adverse impact on the amenity of nearby residential properties.

The Campus will be managed by the University and includes on-site security, pastoral care and wardens. As such, there are no issues anticipated from noise generation from activity on the Campus as a result of the proposed development. Buildings where there would be noise generating activities, such as the CPU and Hub, have been sited to help minimise impact on surrounding properties and will include management measures to further restrict any potential impacts.

There are no significant impacts that have been noted as a result of the proposed development in respect of air quality and it is noted that there is no significant increase in traffic noted as a result of the proposals.

The proposals for the collection of waste are based on the existing arrangements on the Campus. The new provision will include appropriate facilities for recycling (including internal provision in the accommodation) and this will be encouraged through the management of the Campus by the University.

Heritage

The Campus contains three Listed Buildings, however the proposed development will not directly affect any of these heritage assets. The overall improvement in the quality of the appearance of the buildings on the Campus as a result of the proposed development will help to ensure that the setting of these buildings is maintained or enhanced. As such there is no adverse impact on heritage assets as a result of the proposed development.

7 Summary and Conclusions

This Statement has been prepared by Deloitte LLP on behalf of the Applicant in support of a hybrid application for full and outline planning permission at the University of Manchester Fallowfield Campus, Fallowfield.

The application seeks consent for:

“A planning application for the redevelopment of the University of Manchester Fallowfield Campus seeking:

Full Planning Permission for the demolition of The Limes and Oak House Halls of Residence and associated buildings and the construction of: new student accommodation buildings; warden accommodation; a new catering kitchen and maintenance facility; a student services building re-providing a campus bar, student catering/restaurant facilities, a learning commons, amenity space and ancillary office space; three energy centres; landscaping; and other associated works.

Outline Planning Permission (with all matters reserved) for the demolition of the Owens Park Halls of residence and associated buildings and the construction of: new student accommodation buildings; retail uses (Classes A1, A2 and A3); a doctor's surgery; landscaping; and other associated works”.

The statement identifies the strategic context and need for the proposed development and summarises the key considerations for the site.

There will be significant benefits that can be derived from the proposed development for Fallowfield District Centre and the City, as well as, supporting the on-going success of the University of Manchester which plays a key role in the local economy.

The principle of the proposed development has been established through the Development Framework for the Campus which was adopted in December 2014. This identified the need for the growth of the Campus and highlighted the key role that the proposed development would play in supporting the District Centre and improving the quality and appearance of the area. The proposals support these regeneration objectives and will be of benefit to the local area through the creation of a high quality, well designed new environment.

The proposals are supported by a high quality landscaping strategy for the Campus which will improve accessibility of the Campus and create safer, more attractive routes. The planting strategy for the Site promotes the use of high quality native trees and plants which will both improve the appearance of the Campus and have a positive influence on its biodiversity value. The strategy for tree retention has focussed on trying to ensure that the high quality trees (particularly those visible on key frontages) are retained where possible. There will be an overall loss of trees on the site to accommodate the proposed development however these are primarily low quality trees that will be lost and the landscaping strategy proposed will still retain the overall green feel of the campus and encourage biodiversity.

The impacts that arise from the proposed development can be successfully mitigated to ensure that there are no significant negative impacts arising from the proposed development.

The proposals will provide a significant benefit to the appearance and operation of the University of Manchester's Fallowfield Campus and the surrounding Fallowfield area. The proposed development has been brought forward in accordance with the adopted Development Framework for the Campus and relevant planning policies and there are no material considerations which would result in this proposed development being unacceptable from a planning policy perspective. It is therefore concluded that planning permission should be granted for the proposed development.

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