Turley

7 August 2019
**Delivered by via Planning Portal**

Ref: IANM3001

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
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Dear Jennifer,

**FULL PLANNING APPLICATION FOR THE ERECTION OF A GANTRY, 1 – 5 NEW WAKEFIELD STREET, MANCHESTER**

On behalf of Unite Students (the applicant), I am pleased to submit a full planning application for the erection of a gantry oversailing the River Medlock on the southern boundary of the New Wakefield Street Development (**Ref. 119380/FO/2018**), New Wakefield Street, Manchester. The erection of the gantry is required in order to provide a grounding point for the proposed building maintenance unit ('BMU') and facilitate its safe use.

The application has been submitted via the Planning Portal (**ref. PP-08051847**) and comprises the following documents:

- Completed Applications Forms;
- This Covering Letter;
- Architectural Drawings:
  - Site Location Existing Plan – Drawing No. 10109-A-B5D8-G730-XP-XX-101
  - Proposed Plan Level 00 (Ground Floor) - Drawing No. 10109-A-B5D8-G730-P-00-100
  - Plan, Elevation and Section – Drawing No. 10109-A-B5D8-G730-P-XX-001
- Grant Permit Letter (Doc Ref. EPR/JB3457UT) from the Environment Agency

The requisite application fee of £234 has been paid online via BACS.

## Background

As the City Council is aware, planning permission was granted for the development of a purpose-built student accommodation proposal on land at 1 – 5 New Wakefield Street, Manchester in August 2018 (LPA Ref. 119830/FO/2018). The description of the development is as follows:

*"Erection of a 32 storey building to form 603 student apartments (Use Class Sui Generis) with associated ground and first floor commercial unit (use class A1, A2, A3, A4 and A5 and D1) (232 sqm) following demolition of existing buildings and other associated works"*

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During detailed design discussions it has come to light that a BMU is required to facilitate the safe management and maintenance of the facades of the development once complete. At present, use of the BMU on the southern boundary of the development is unfeasible as a solid grounding point is not present due to its location immediately adjacent to the River Medlock.

In light of this, the applicant has identified that in order to provide a safe grounding point for the BMU adjacent to the southern boundary it is necessary to introduce a landing gantry in this location. The delivery of this gantry is paramount to the safe operational use of the BMU and the future management and maintenance of the building.

Prior to submission of this planning application, the scope of the proposal has been discussed with Manchester City Council via email and confirmation received to progress with the application. Likewise, the proposed development has been discussed with the Environment Agency ('EA') and Canal and River Trust. During these discussions, the EA has confirmed that they are satisfied with the proposal and activities can be carried out without increasing flood risk or harming land drainage or the environment (as detailed in the attached Grant Permit Letter). The Canal and River Trust have confirmed that the River Medlock does not fall under their jurisdiction.

A full description of the proposed development is set out below.

**Proposed Development**

This planning application seeks full planning permission for the erection of a gantry adjacent to the southern façade of the purpose-built student accommodation development at New Wakefield Street. The full description of development is as follows:

> *"Full planning permission for the erection of a permanent gantry adjacent to the southern boundary of the development under construction at 1 – 5 New Wakefield Street, Manchester"*

The proposed area of development required for the gantry is c. 47 sqm and over sails the River Medlock. The dimensions of the gantry are as follows:

- AOD height: 32.215m AOD
- Length: 28.7m
- Depth: 1.7m

It is proposed that the gantry will be the full width of the building to provide a safe landing pint for the BMU across the façade.

In order to facilitate the construction of the gantry, it is proposed that its structure will be directly fixed to the existing foundations/sub-structure wall of the development (now in situ).

Access to the gantry from the PBSA development is to be provided via a door located on the existing façade.

The components and material finish of the gantry are detailed in the accompanying drawing No. 10109-A-B5D8-G730-P-XX-001. In summary, the components are as follows:

- Metal Handrail – Galvanised metal finish
- Metal Coverplate – Galvanised metal finish
- Louvred Access Door – Powdercoated finish to match the adjacent louvres
- Metal Bracing – Galvanised metal finish
- Cover Plater – Powdercoated finish to match anodised façade of the PBSA development

The gantry has been designed to be discreet in its design and scale and is located where public views of it will be limited. It does not occupy a prominent location in relation to the development and its main frontage on New Wakefield Street.

**Conclusion**

As noted, the gantry is a critical component of the scale and efficient maintenance of the building. There is an operational need for the gantry to be provided in this regard.

I trust that this application is acceptable and I look forward to receiving confirmation that the application has been validated in due course. In the meantime, if you have any queries or seek further clarification; please do not hesitate to contact either me.

Yours sincerely



Adam Buxton
**Assistant Planner**

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