Comments for Planning Application 143469/JO/2025

Application Summary

Application Number: 143469/JO/2025
Address: Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road Manchester M13 9TD
Proposal: Variation to condition 30 (Use of Building) attached to planning permission 137399/FO/2023 to allow use of building outside of term time
Case Officer: Jennifer Atkinson

Customer Details

Name: Not Available
Address: Not Available

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I am writing as a local resident to object to the proposed amendment to Condition 30 of planning permission 137399/FO/2023 for the Purpose Built Student Accommodation (PBSA) at Upper Brook Street, Kincardine Road, and Cottenham Street. When I bought my house in the area, I had to sign a legal agreement to state that I would not let it out on a short-term basis - this development already makes a mockery of what was asked of long-term residents of the area, and demonstrates greed and/or poor business planning from the developers.

I strongly object to the amendment which will allow up to 35% of rooms to be used for short-term summer lets outside of term time because:
- There will be serious noise and disturbance to local residents - from deliveries, moving in and out days, and a temporary population that does not adhere to the community values
- Summer short-term lets have a high turnover to people, and ruin community integration
- Increased noise, anti-social behaviour, and disruption - especially with a minimum one week stay.
- This will damage community cohesion even further. Year-round PBSA use was initially restricted by Manchester City Council to preserve the balance between transient and permanent residents.
- Allowing summer lettings undermines this objective and risks turning the development into the Airbnb/party lets that ruins our local area.
- The increased number of people coming and going from this development means more frequent arrivals/departures, servicing, and deliveries - placing extra strain on already busy local streets. The applicant's assumption that arrivals will be "spread" cannot be guaranteed and is not enforceable in practice.
- If approved, this amendment sets a precedent for other PBSA developments in Manchester to

relax occupancy restrictions, further eroding the protections that Condition 30 was designed to provide.
- This development was approved on the provision that it was financially viable - an argument we heard made at the Town Hall Planning Committee back in 2023. This was either a lie in order to get the approval, or the developer does not have financial viability. Financial viability for the developer should not outweigh the planning policy purpose of protecting the amenity of neighbouring residents and ensuring developments meet local needs.
I ask you to please value your residents, people that love the city and the area they live in, instead of bowing down to the greedy developers.