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: Member of the Public
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Dear Sir/Madam,
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.

The applicant seeks to allow up to 35% of the PBSA rooms to be used for short-term summer lets outside of term time. I have the following concerns:

1. Noise and Disturbance to Local Residents
- While the applicant claims impacts will be minimal, summer short-term occupancies are more transient in nature, often with higher turnover and less community integration.
- This can result in increased noise, anti-social behaviour, and disruption-particularly as the proposed one-week minimum stay is too short to ensure stability in occupancy patterns.

2. Impact on Local Amenity and Community Cohesion
- Year-round PBSA use was initially restricted by the Council to preserve the balance between transient and permanent residents.
- Allowing summer lettings undermines this objective and risks turning the development into a quasi-aparthotel during summer months, to the detriment of established communities.

3. Traffic, Servicing and Waste Concerns
- Increased summer turnover means more frequent arrivals/departures, servicing, and deliveries, which will place additional strain on already busy local streets.

- The applicant's assumption that arrivals will be "spread" cannot be guaranteed and is not enforceable in practice.

4. Precedent for Other PBSA Schemes
- 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.

5. Lack of Demonstrated Need for Additional Short-Term Student Accommodation
- The applicant cites "genuine student demand" for short-term summer stays but provides no independent market assessment to verify the scale or necessity of this.

6. Funding Justification Should Not Override Planning Policy
- The applicant argues that removing the restriction will help secure funding. However, 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.

Conclusion:
Condition 30 was imposed to ensure the PBSA operated primarily during academic terms, with limited off-season use, to protect local communities from the negative impacts of high churn, noise, and transient occupation. The proposed changes would undermine these safeguards, with potential detrimental effects on residential amenity, local cohesion, and traffic.

I therefore request that Manchester City Council refuse application 143469/JO/2025 and retain Condition 30 in its current form.