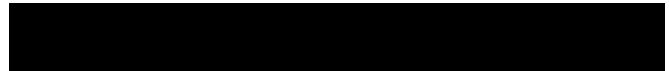


Our Ref: 02C501030

Your Ref:

8 July 2025

Jennifer Atkinson
Development Management Central Core
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB



Dear Jennifer,

**Land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester
M13 9TD: Planning Application 137399/FO/2023**

**Confirmation that no amendments are necessary to the accompanying Environmental
Statement**

1. Background

On 26 June 2023, a planning application (Manchester City Council [MCC] reference: 137399/FO/2023) was submitted by AshtonHale on behalf of McLaren Property (UBS 1) Ltd and Kadans Science Partner 8 UK Ltd (the **'Applicant'**) for what is hereafter referred to as the **'Proposed Development'**:

'Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings'

An Environmental Statement (ES) dated July 2023 (the **'2023 ES'**) was prepared by Avison Young on behalf of the Applicant in accordance with the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the **'EIA Regulations'**) to accompany the above-identified planning application.

On 29 November 2024, a decision notice was issued by MCC granting permission for the above-identified planning application subject to conditions.

Several of the conditions, including Conditions 4, 10a, 11a, 14, 15, 52b and 58, have since been discharged in relation to the PBSA element of the scheme and on 7 April 2025 a decision notice

was issued by MCC granting planning permission (MCC reference: 141897/NMC/2025) for various non-material changes to the PBSA element of the Proposed Development:

'Non Material Change to planning permission 137399/FO/2023 to make alterations building height, elevational alterations and alterations to landscaping'

2. Reason for this Letter

This letter has been prepared as the Applicant is seeking to remove a planning condition (Condition 47) attached to the planning permission that prevents the student rooms being let in the summer months to allow for the use of the purpose-built student accommodation (PBSA) element of the Proposed Development by students outside of term time when the majority of the PBSA dwellings would otherwise remain unoccupied.

The assessment of effects resulting from the operation of the Proposed Development that is reported in the 2023 ES was undertaken in the absence of the restriction on the operation of the PBSA derived through Condition 47, ie based on a PBSA use for 52 weeks a year. As such the Townscape, Views and Built Heritage, Wind, Daylight, Sunlight and Overshadowing and the Transport assessment would not be affected. The restriction imposed on the eventual planning permission by virtue of Condition 47 has resulted in the climate change assessment being a worst case and would be likely to reduce the beneficial effects of the proposal in socioeconomic terms by displacing an element of local expenditure.

This letter considers the following questions in relation to the above-identified change to the Proposed Development:

- Would the proposed change give rise to any new, additional or different likely significant effects to those which have been identified and reported within the 2023 ES;
- Are there any new cumulative schemes that would materially affect the assessments set out in the 2023 ES? and
- Does the 2023 ES remain valid in light of the proposed change and is any further EIA reporting necessary?

3. Implications for the EIA

Avison Young has reviewed the 2023 ES to consider the implications of the proposed change in respect of the above-identified questions, this review is presented in **Table 1** below.

Table 1: Cumulative Schemes since 2023 within 1km of the Upper Brook Street Site

Cumulative Schemes identified since the 2023 ES	Consideration of the Cumulative Scheme
Land At Plymouth Grove (138294/FO/2023) Erection of a part six storey, part eight storey building for use as purpose-built student accommodation (PBSA) (Sui Generis) comprising 263 bed spaces, with associated amenity space, cycle parking, external landscaping, access and other associated works.	This development is modest in scale with limited viewpoints from which both this and UBS Site would be viewed cumulatively. Views in which both schemes would be seen be expected to include only partial views of both on the context of the University of Manchester buildings to the west. Cumulative effect would be beneficial on the supply of PBSA and so no mitigation is required and so the ES remains unchanged.

Cumulative Schemes identified since the 2023 ES	Consideration of the Cumulative Scheme
Kincardine Court Kincardine Road (141179/FO/2024) Re-cladding and facade remediation works.	No material change in height or massing is proposed so no material change to the cumulative effects already considered in the ES.
All Saints Campus Oxford Road Manchester M15 6BH (138424/FO/2023) Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works	This site is circa 550m from the UBS Site. The LVIA in the ES for this scheme shows that the UBS Site is not in the view shed of the development and the UBS Site was excluded from the list of schemes with which cumulative effects were assessed. Therefore, no change is anticipated to the cumulative effects assessment as a result of this scheme. The ES remains unchanged.
Cambridge Halls Of Residence Cavendish Street Manchester M15 6TT (142888/FO/2025) Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.	<p>This application was submitted in April 2025 and therefore not likely to be permitted before UBS Site proposals and so is not currently a committed scheme and not a cumulative scheme for consideration in the review of the UBS ES.</p> <p>Notwithstanding this, the Cambridge Halls site is circa 550m west of the UBS Site and due to the scale of the surrounding development is not likely to have a significant cumulative effect on townscape / views effects with UBS Site. The ES for the Cambridge Hall site notes a cumulative effect with the UBS Site and other schemes only in regard to the provision of PBSA. However, it goes on to state that while it will result in a cumulative effect quantitatively greater than at the project level the level of effect remains the same in regard to the provision of PBSA. The effect is beneficial, so no mitigation is required and no update to the UBS ES is required.</p>
Car Park At Junction Of Charles Street And York Street Manchester (138808/FO/2023) Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.	This site is located circa 785m northeast of the UBS Site in an area of existing tall buildings. The UBS site is not identified as a scheme with which cumulative effects are likely. Therefore, no change is anticipated to the cumulative effects assessment as a result of this scheme.
Mayfield Phase 1B Hoyle Street Manchester M12 6HT (141788/FO/2024) Phased development comprising (a) site remediation and reprofiling; and (b) erection of two residential plots of development comprising 879 no. new homes (Use Class C3) contained within four buildings ranging from 7 storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), with upper and lower ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or	<p>While this scheme is not yet permitted, it may be permitted prior to the determination of this S73 application and as such it would be a cumulative scheme at that time and so has been considered in this letter.</p> <p>The cumulative effects of the Mayfield Phase 1B Hoyle Street proposals on built heritage assets identified in the UBS ES are all assessed to be negligible or neutral and so there is no change to</p>

Cumulative Schemes identified since the 2023 ES	Consideration of the Cumulative Scheme
E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, associated public realm and other associated works for each relevant phase.	<p>the heritage effects as a result of the additional cumulative scheme.</p> <p>The ES identified significant beneficial effects greater than those identified in the UBS ES in terms of job generation. The UBS ES therefore represents a worst-case assessment and does not need to be updated.</p>

Table 2: Avison Young Review of the 2023 ES

Component of the 2023 ES	Implications of the Proposed Change
ES Volume 1: Non-Technical Summary	No material change.
ES Volume 2, Chapter 1: Introduction	No material change.
ES Volume 2, Chapter 2: EIA Approach	No material change. Cumulative schemes have been reviewed and updated and are addressed in the previous table.
ES Volume 2, Chapter 3: Site Description	No material change.
ES Volume 2, Chapter 4: Alternatives and Design Evolution	No material change.
ES Volume 2, Chapter 5: The Proposed Development	Amended drawings submitted under 141897/NMC/2025 to supersede those provided within ES Volume 3, Appendix 5.1.
ES Volume 2, Chapter 6: Townscape, Visual Amenity and Built Heritage	<p>No material change as the removal of the planning condition would not affect the form, massing or appearance of the building.</p> <p>The proposed change (removal of the Condition 47 restriction) would not result in a change to the number of operational jobs and Gross Value Added (GVA) associated with the Proposed Development's PBSA element reported in the ES. This would remain a beneficial effect of minor significance, as stated in the 2023 ES.</p>
ES Volume 2, Chapter 7: Socioeconomics	<p>An increased footfall from visitors outside of term time would also benefit the number of operational jobs and GVA associated with the Proposed Development's PBSA element but not change the impacts reported in the 2023 ES, which would remain a beneficial effect of minor significance.</p> <p>The significance of the remaining effects identified in Chapter 7: Socioeconomics (construction jobs; existing GP and dentist provision for the PBSA element) would not be affected by the proposed changes.</p>
ES Volume 2, Chapter 8: Wind Microclimate	No material change as the removal of the planning condition would not affect the form or massing of the building.

Component of the 2023 ES	Implications of the Proposed Change
ES Volume 2, Chapter 9: Daylight, Sunlight and Overshadowing	No material change as the removal of the planning condition would not affect the form or massing of the building.
ES Volume 2, Chapter 10: Climate Change	No material change.
ES Volume 2, Chapter 11: Transportation	<p>The Proposed Development would be 'car-free', with the proposed parking provision to be remain unchanged from as described in the 2023 ES. This would include 7 accessible spaces and 2 loading bays, with the latter to serve as taxi pick-up / drop-off points. The removal of the planning condition would not change the parking and servicing arrangements.</p> <p>The Proposed Development is within walking distance of the universities' main campuses as well as Manchester Piccadilly rail station which would allow for the majority of conference visitors to complete their journeys to and from the Proposed Development using public transportation and / or walking. Specific measures to encourage this (e.g. inclusion of sustainable travel information in a visitors pack) could be detailed within an updated Travel Plan.</p> <p>The assessment of the trip generation of the development assumed year round use and identified a negligible effect on severance, pedestrian amenity & pedestrian delay, driver delay & driver stress and accidents & safety therefore won't be a significant change from Transport Assessment's predicted AM and PM peak hour trips which would include 1 car in the AM and 1 taxi in the PM. Based on this, the proposed taxi pick-up / drop-off provision continues to be sufficient.</p>
ES Volume 2, Chapter 12: Effects Interactions	The proposed changes would not result in any new effects or change the level of significance assigned to the effects already identified in the 2023 ES.
ES Volume 2, Chapter 13: Schedule of Additional Mitigation	No further additional mitigation required would be required beyond that identified within the 2023 ES and which is secured by planning condition or legal agreement.
ES Volume 3, Appendix 1.1: Competent EIA Experts	No material change.
ES Volume 3, Appendix 2.1: EIA Scoping Note	No change.
ES Volume 3, Appendix 2.1: EIA Scoping Response	No change.
ES Volume 3, Appendix 5.1: Planning Drawing Pack	Amended drawings submitted under 141897/NMC/2025 to supersede those provided within ES Volume 3, Appendix 5.1.
ES Volume 3, Appendix 6.1: Townscape, Heritage	No material change.

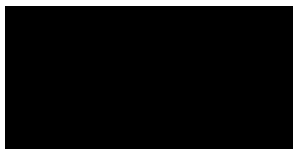
Component of the 2023 ES	Implications of the Proposed Change
and Visual Impact Assessment	
ES Volume 3, Appendix 6.2: Heritage Assets	No material change.
ES Volume 3, Appendix 6.3: Verified Views Methodology	No material change.
ES Volume 3, Appendix 6.4: Accurate Visualisation Representations	No material change.
ES Volume 3, Appendix 8.1: Wind Microclimate Study	No material change.
ES Volume 3, Appendix 9.1: Daylight and Sunlight Baseline and proposed Drawings	No material change.
ES Volume 3, Appendix 9.2: Daylight and Sunlight Baseline and Proposed Results	No material change.
ES Volume 3, Appendix 9.3: Overshadowing Baseline and Proposed Drawings	No material change.
ES Volume 3, Appendix 9.4: Overshadowing Baseline and Proposed Drawings	No material change.
ES Volume 3, Appendix 10.1: Sci-Tech Climate Change Risk Tracker	No material change.
ES Volume 3, Appendix 10.2: PBSA Climate Change Risk Tracker	No material change.
ES Volume 3, Appendix 10.3: UBS GHG Emissions Model	No material change.
ES Volume 3, Appendix 10.4: UBS PBSA BRUKL Report	No material change.
ES Volume 3, Appendix 10.5: UBS Sci-Tech BRUKL Report	No material change.

Component of the 2023 ES	Implications of the Proposed Change
ES Volume 3, Appendix 10.6: PBSA Waste Management Strategy	No material change.
ES Volume 3, Appendix 10.7: UBS PBSA Whole of Life Carbon Report	No material change.
ES Volume 3, Appendix 10.8: UBS Sci-Tech Whole of Life Carbon Report	No material change.
ES Volume 3, Appendix 10.9: UBS UK Climate Projections Data	No material change.
ES Volume 3, Appendix 11.1: Transport Assessment	As stated for ES Volume 2, Chapter 11: Transportation.
ES Volume 3, Appendix 11.2: Framework Travel Plan	As stated for ES Volume 2, Chapter 11: Transportation.
ES Volume 3, Appendix 11.3: Construction Stage Vehicle Movement Calculations	No change.

4. Conclusion

The proposed change would not give rise to any new, additional or different likely significant effects to those already considered within the 2023 ES. In view of this, it is considered that the 2023 ES remains valid and there is no requirement for any further or supplementary reporting in relation to the Proposed Development.

Yours sincerely,



Patrick Duffy
Director



For and on behalf of Avison Young (UK) Limited