

Fallowfield Campus
Reserved Matters Application
Planning Statement

February 2025

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1. Introduction

1.1. This Planning Statement has been prepared by Deloitte LLP in support of a Reserved Matters Application (RMA) pursuant to Outline Planning Permission (OPP) Ref. 138126/OO/2023, at the University of Manchester's Fallowfield Campus (the 'Site').

1.2. The proposals are being brought forward by John Graham Construction Ltd ('the Applicant'), operating in consortium with Virdis, who are bringing forward the development on behalf of the University of Manchester ('the University').

Outline Planning Permission

1.3. Outline Planning Permission Ref. 138126/OO/2023 was approved on 19 January 2024, for the demolition and redevelopment of the Site to deliver 3,300 Purpose-Built Student Accommodation (PBSA) bedspaces, alongside all supporting infrastructure and ancillary facilities.

1.4. The description of development was as follows:

"Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq. m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 so m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads".

Scope of RMA

1.5. For the purpose of this Planning Statement, the 'Proposed Development' refers to the proposed RMA. The RMA covers the following Reserved Matters:

- Scale
- Layout
- Appearance
- Landscaping

1.6. Details regarding access were approved under the OPP.

1.7. This RMA covers the entire red line boundary of the OPP. The description of development for the Proposed Development is as follows:

"Reserved Matters Application for consideration of appearance, layout, scale and landscaping, pursuant to Outline Planning Permission Ref. 138126/OO/2023 for the redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary accommodation".

1.8. Proposals fully accord with the Parameters set by the OPP, as outlined in Chapter 3 below.

Phasing

1.9. Condition 2 attached to the OPP states:

"Prior to the submission of the first application for the approval of reserved matters, a Phasing Plan which outlines the intended phasing of the development shall be submitted to and approved by the City Council as local planning authority. Subsequently, applications for the approval of reserved matters shall be submitted and the development delivered in accordance with the approved Phasing Plan. References within conditions of this decision notice to 'phase' relate to a phase of development as defined by the Phasing Plan approved pursuant to this condition".

1.10. In accordance with the requirements of Condition 2, an application to discharge this was submitted in January 2025 (Ref. CDN/25/0087).

1.11. The Phasing Plan submitted alongside the application (Drawing No. 7172-SRA-XX-XX-DR-A-02820) outlines the three distinct phases for the Site's construction and occupation. Phase 1 is scheduled for completion in September 2027, followed by Phase 2 in September 2028, and finally Phase 3 in September 2029.

Discharge of Condition Application

1.12. This application is submitted concurrently, and should be read alongside, Discharge of Condition Application (Planning Portal Ref: PP-13753730), in relation to Conditions 10, 13, 15a, 16, 17, 18, 20a, 21, 22, 24, 25, 26, 32a, 33a, 34a, 36a, 37a, 40a, 41a, 41b. This application relates to all pre-commencement planning conditions required to be submitted alongside the Reserved Matters.

Table 1.1- List of application documents relating to Discharge of Conditions application.

Document	Conditions	Prepared by
Application Form		Deloitte
Bat Dusk Emergency Survey	Conditions 10,13	Thomson Environmental Consultants
Further Bat Assessment Report	Conditions 10,13	Thomson Environmental Consultants
Biodiversity Monitoring and Management Plan	Conditions 10, 13	Thomson Environmental Consultants
Biodiversity Net Gain Report	Condition 13	Thomson Environmental Consultants
Invasive Non-Native Species Survey and Method Statement	Condition 13	Thomson Environmental Consultants
Statutory Metric Update – Green Roof	Condition 13	Thomson Environmental Consultants
Landscaping Strategy	Condition 13	Landscape Projects
Local Benefits Proposal	Condition 15a	Graham Construction Ltd
Written Scheme of Investigations	Condition 16	Civic Heritage
Demolition Environment Management Plan	Condition 17	Graham Construction Ltd
Construction and Environment Management Plan	Condition 18	Graham Construction Ltd
Ground Conditions Phase 1 Desk Study Report	Condition 20 (a)	Buro Happold and Coffey Geotech
Flood Risk Assessment	Condition 22	Buro Happold
Drainage Strategy	Condition 22	Kennedy Redford

Document	Conditions	Prepared by
Off-Site Highway Works report	Condition 24	Buro Happold
Transport Assessment	Condition 25	Buro Happold
Delivery and Servicing Management Strategy	Condition 26	Buro Happold
Lighting Strategy	Condition 32 (a)	Landscape Projects
Noise Impact Assessment	Condition 33 (a), 34 (a)	Cundall
Operational Waste Management Strategy	Condition 36 (a)	Buro Happold
Air Quality Exposure Assessment	Condition 37 (a)	Buro Happold
Environmental Standards Statement	Condition 40 (a)	Buro Happold
Energy Strategy Statement	Condition 40 (a)	RPS Group
TV Reception Survey	Condition 41 (a), 41 (b)	GTech Surveys Limited
Proposed Drainage Layout	Condition 22	Kennedy Redford

EIA Screening

1.13. An Environmental Impact Assessment (EIA) was submitted and approved as part of the original permission.

1.14. An EIA Screening Request was submitted to Manchester City Council ('MCC') on 21 January 2025. The information provided within the Screening Request concluded that whilst the type and scale of the Proposed Development falls under Schedule 2 of the EIA Regulations, EIA is not required by virtue of this being a *"subsequent application"* (as stipulated under Part 3, Regulation 9) where an EIA has previously been submitted and the development being within the parameters of the preceding permission.

1.15. All relevant technical consultants agreed with the conclusion that the OPP EIA remained correct and the Proposed Development falls within the parameters tested.

1.16. MCC confirmed agreement with the conclusions of the EIA Screening Request on 14 February 2025.

Application Documentation

1.17. This Statement should be read in conjunction with a number of other documents which have been submitted to MCC as part of the planning application. These are outlined in Table 1.2. These are in addition to documents submitted alongside the above-mentioned Discharge of Condition applications.

Table 1.2: List of Application Documents

Document	Prepared by
Application Form	Deloitte
Site Location Plan	Sheppard Robson
Existing Site Plan	Sheppard Robson
Application Drawings	Sheppard Robson
Landscaping Drawings	Landscape Projects
Landscaping Strategy	Landscape Projects
Statement of Consultation	Deloitte
Design and Access Statement (DAS)	Sheppard Robson

Document	Prepared by
CGIs	Sheppard Robson
Heritage Statement	Stephen Levant Heritage Architecture
Crime Impact Assessment	Greater Manchester Police
Ventilation Strategy	RPS
Broadband Connectivity Assessment	GTech Surveys Ltd
Fire Statement	Olson Fire
Arboricultural Report	Landscape Projects
Student Management Plan	University of Manchester
UXO Report	1st Line Defence
Bat Dusk Emergency Survey	Thomson Environmental Consultants
Further Bat Assessment Report	Thomson Environmental Consultants
Biodiversity Monitoring and Management Plan	Thomson Environmental Consultants
Invasive Non-Native Species Survey and Method Statement	Thomson Environmental Consultants
Transport Assessment	Buro Happold
Off-Site Highways Works	Buro Happold
Delivery and Servicing Management Strategy	Buro Happold

Document Structure

1.18. The remainder of this Statement is structured as follows:

- Section 2: Site and Surrounding Uses
- Section 3: The Proposed Development
- Section 4: Environmental Impact Assessment
- Section 4: Development Plan & Material Considerations
- Section 5: Planning Policy Assessment
- Section 6: Summary and Conclusion

2. Site and Surrounding Uses

Site Description

2.1. The Site comprises Fallowfield Student Residences Campus, which encompasses a range of student residential accommodation, ancillary buildings and outdoor amenity spaces, located within the Fallowfield area of South Manchester.

2.2. Pursuant to OPP Ref. 138126/OO/2023, a number of buildings across the Site have either been demolished or are in the process of being demolished (including the Owens Park Tower).

2.3. The main buildings which currently occupy the Site were constructed in three phases, between 1950-1980. Woolton Hall was built in the first phase spanning across three-storeys. The Owens Park Tower was built as an eighteen-storey tower as the centrepiece and in a butterfly shaped plan. Oak House followed shortly with four storeys.

2.4. The Site covers an area of approximately 9.5 ha and the Site is bound to the west by Wilmslow Road (A6010) and to the south by Moseley Road (B5093). To the north, the Site is defined by the Owens Park Tower and is bound by Whitworth Lane to the east. The Site is located approximately 5km south-east of Manchester City Centre.

Site Context

2.5. Fallowfield Campus is a popular residential location for university students, accommodating predominantly first years and international students, providing accommodation under the University's Accommodation Guarantee scheme.

2.6. The existing Fallowfield campus accommodates approximately 4,451 University owned and managed bedrooms (including c1,071 bedrooms which are no longer in active use) with a variety of ancillary facilities. These are provided across a mix of catered and self-catered traditional 'halls of residence'. The campus also accommodates the University's main sports facilities, the Armitage Centre, and associated playing fields.

2.7. The campus benefits from easy access to the University's main campus on Oxford Road via a modern cycle path network or regular bus services along Wilmslow Road/Oxford Road and is a popular location of choice for students coming to Manchester.

Demolition and Site Clearance

2.8. Demolition under Phase 1 consisting of Owens Park and Owens Park Tower is underway pursuant to the OPP and the subsequent discharge of relevant conditions.

2.9. The Site is currently being used as a site compound and parking for site operatives for construction. Demolition associated with the remaining phases will take place following the approval of the Demolition Management Plan, which is being submitted to discharge Condition 17, submitted concurrent to this application.

Strategic Context

2.10. Manchester has one of the largest student populations in Europe with over 75,000 people enrolled on courses at one of its three main universities. Over 50,000 of these have a term time address in the city. The University of Manchester is the largest institution in the city with approximately 35,000 of its students' requiring accommodation in the city annually.

2.11. The city is known for being one of the best places to study in the world, combining outstanding and varied education with the vibrancy of one of Europe's fasted growing cities. Its appeal to students is unrivalled. In turn, the city's universities play a vital role in the economy of Manchester and do much to enhance the city's reputation on a global stage.

2.12. It is critical to the city's long-term success that it continues to attract students to study in Manchester and provide the city with the high-skilled graduates of the future. Both main universities are operating in a competitive marketplace and must evolve and innovate to maintain and improve their market position.

2.13. This means investing in research, course content and critical infrastructure. This infrastructure extends to the range and quality of student residential accommodation. This reflects that the residential experience is inseparable from the academic experience. To that end, a central part of the University's adopted masterplan is to deliver the quality and scale of managed student accommodation which matches the status and profile of the University (and the city) as one of Europe's most popular places to study. This is integral to the success of the city as a destination of choice for students.

Transport and Linkages

2.14. The Site is located in a highly accessible location, offering excellent multi-modal transport linkages:

- The Site lies immediately north-east of the centre of Fallowfield and approximately 5km south of the City Centre as noted above. The Site lies approximately 1.5km south of the main University campus located off Oxford Road.
- Wilmslow Road is a main arterial route within Manchester that provides north south links to Oxford Road and the City Centre as well as Rusholme, Withington, Didsbury and Parrs Wood. The Oxford Road Corridor - the city's higher education hub and a key economic area of the City Centre – can be accessed easily from the Site, on foot, cycle or by public transport.
- The junction of Wilmslow Road and Mosely Road is the Fallowfield focal point, with the Fallowfield Campus situated in the north east quadrant of the junction.
- Shops and services within Fallowfield are predominantly focused on Wilmslow Road (both sides) with a wide variety of retail and related services provided. These are all within easy walking and cycle distance of the campus.
- The Site is located within walking distance of key public transport connections which provide fast and regular routes to the City Centre and other areas around the city. There are four bus stops within 400m. Mauldeth Road train station and Levenshulme train station are located 1.8km and 2km from the Site, respectively, with links to Manchester Piccadilly Station within Manchester City Centre and beyond.
- The Site is within walking distance of the University's main campus, with well-defined, dedicated pedestrian and cycle routes providing a direct connection along Wilmslow Road and Oxford Road. On foot, the University's main campus can be reached within c. 30 minutes from the Fallowfield Campus.
- For further details please refer to the updated Transport Assessment prepared by Buro Happold and submitted as part of this Application.

Site Specific Designations

2.15. The Site is located outside of the Regional Centre, immediately adjacent to the Fallowfield District Centre, as outlined within Policy C2 (District Centre) of the Manchester Core Strategy. Policy C2 promotes the efficient use of land, particularly considering options for multi-storey development, with a focus on provision of high quality and diverse housing stock around district centre, to meet the local needs.

2.16. The Site is located in Flood Zone 1 and is therefore at low risk of flooding.

2.17. There are no Local Nature Reserves (LNRs), National Nature Reserves (NNRs) or Site of Special Scientific Interest (SSSIs) within 1km of the Site.

2.18. There are no European designated sites (Special Protection Areas (SPAs) or Special Areas of Conservation (SACs)) within 10km of the Site.

2.19. There are no other environmental designations on the Site.

Conservation and Heritage

2.20. The Site is not located within a conservation area.

2.21. The Victoria Park Conservation Area is located circa 850 metres to the north-west of the Site, and the Withington Conservation Area is located circa 950 metres to the south-west of the Site.

2.22. No listed buildings or structures are situated on the Site, with the nearest listed buildings/structures as follows:

- Lodge of the Firs, With Attached Gateway, Whitworth Lane (Grade II) (immediately east of the Site)
- The Firs and Attached Annex, Whitworth Lane (Grade II) (immediately east of the Site)
- Queen of Hearts Public House, Wilbraham Road (Grade II) (c. 50m to the west)
- Fallowfield War Memorial, Wilbraham Road (Grade II) (c. 65m to the west)
- Church of the Holy Innocents and St James, Wilbraham Road (Grade II) (c. 100m to the west)
- Behrens Hall, Old Hall Lane (Grade II) (c. 90m to the north)
- Ashburne Hall (Grade II) (c. 70m to the north)
- Synagogue (Grade II) (c. 200m to the south west)
- Unitarian Chapel (Platt Chapel) (Grade II) (c. 204m to the northwest)
- Hollings Buildings at Manchester Metropolitan University (Grade II) (c. 198m to the north)
- Section of an early medieval boundary ditch known as the Nico ditch in Platt Fields (Scheduled Monument) ((c. 200m to the northwest)

Landscape Character

2.23. The Fallowfield Campus landscape is given coherence and continuity by the extensive tree planting. The Site is enveloped in an almost continuous perimeter belt of mature trees, so that the interior of the Site feels secluded – the tree belt is protected by virtue of the OPP Developable Area Parameter Plan, with no trees removed from the belt. The configuration of buildings, set out in a series of long façades which frame courtyards, increases the sense of a landscape of tranquillity and greenery.

2.24. Tree quality is varied across the Site. Tree planting, in groups, belts and individual specimens, gives character to spaces, contrasting with the surrounding low-key functional buildings, generally 4 storeys in height. Tree density is highly variable, with dense planting along north-south pathways, and almost none in southern courtyards.

3. The Proposed Development

3.1. This Section should be read in conjunction with the following documents submitted alongside this application, as well as the concurrent Discharge of Condition (Ref: PP-13753730) application.

Description of the Development

3.2. The description of development for this RMA is as follows:

"Reserved Matters Application for consideration of appearance, layout, scale and landscaping, pursuant to Outline Planning Permission Ref. 138126/OO/2023 for the redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary accommodation".

Approved Parameters

3.3. The relevant development parameters, which were approved under the OPP Ref. 138126/OO/2023, are as follows:

Table 3.1: OPP Parameters

	Outline Planning Permission	**As defined by**
Number of Bedspaces	Up to 3,300 bedspaces (Sui Generis)	Condition 5- Approved parameters OPP Description of Development
Heights	Up to 90.8 m AOD (approx. 15 storeys)	Condition 4- Parameter Plan maximum heights Document reference: *'6952-SRA-XX-XX-DR-A-00800 P01'*
Developable Area	Up to 35%	Condition 4- Parameter Plan Developable Area; Document reference: *'6952-SRA-XX-XX-DR-A-00801 P02'*
Ancillary space	4,500 sqm (Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway))	Condition 5- Approved parameters OPP Description of Development
Support staff bedspaces	55 (Sui Generis)	Condition 5- Approved parameters

		OPP Description of Development
Ancillary residential dwelling	1,200 sqm (Use Class C3)	Condition 5- Approved parameters OPP Description of Development
Access	Existing access off Wilmslow Road, Moseley Road and Whitworth Lane	Condition 4- Site Access Points; Document reference: *'6952-SRA-XX-XX-DR-A-00802 P01 '*

The Proposed Development

Use and Quantum

3.4. The uses, and quantum of the Proposed Development, are provided in Table 3.2 below, all of which are within the approved parameters. It should be noted that the proposed use and quantum was previously established and approved as part of the OPP via the approved Design and Access Statement, prepared by Sheppard Robson. However, this has been further defined within this application.

Table 3.2: Proposed Uses and Quantum of the Proposed Development,

Site Area	c. 9.5 ha
Neighbourhoods	5
Blocks	29
Height	5-15 storeys
Height (AOD)	56.71-85.365 metres
PBSA Units	2,650 standard student bedrooms (including 17 accessible rooms) 650 premium bedrooms (including 4 accessible bedrooms) Total units: 3,300
PBSA Associated Facilities	Including: 23 waste stores incorporated in each residential block, 5N laundrettes located in the neighbourhood hubs 1,2,3 and 5 and residential block 21, 10N fully enclosed secure cycle stores, and 5 support bedrooms (non-rentable) provided in residential blocks 7&18. These support bedrooms are provided for use on a temporary basis for emergency use. This can be for additional support for students during a mental health crisis, or for if they are requiring for any reason to be moved from

	their room on campus for a short period of time and are not permanent bed spaces. Total GIA: 97,178 sq. m.
Ancillary Supporting Staff Accommodation	55 bedrooms to be used by members of the 'ResLife' team, who are a group of university campus representatives who live amongst students and provide pastoral care and management to student population.
Ancillary Residential Dwellings (Use Class C3)	Proposals include 441 sq. m. C3 residential accommodation for ResLife staff members (and their families where appropriate). This accommodation is more conventional, 6N self-contained 2-bdrooms 3-person apartments, and is distinct from the Sui Generis PBSA accommodation, notwithstanding that it is ancillary.
Amenity Space	Proposals include a total of 4,352 sq. m. ancillary amenity space, including 3,191 sq. m. in the form of a central hub, and 1,161 sq. m. in the form of 5 neighbourhood hubs.
Car and Cycle Parking	17 spaces (all DDA compliant) EV charging spaces – infrastructure propose to allow all proposed parking spaces to have access to EV charging facilities. 834 secure long-stay cycle parking spaces (across 10 secure bike sheds), including 5% accessible spaces. 276 short-stay cycle parking spaces.

Design

3.5. The approach to design has been informed by the OPP, including the approved DAS, Design Code and Parameter Plans. The core aims of the design continue to be the following:

- A main entrance to the Site will serve the new development as well as the wider campus.
- The project will have a clear network of pedestrian routes to other parts of the campus and a local network of links and walkways, promoting clear wayfinding and legibility.

3.6. The existing perimeter woodland and trees around the periphery of the Site will be retained and preserved, providing valuable screening for neighbours.

- The inclusion of an amenity space for the entire Fallowfield Campus, including a network of green spaces that connect the entire campus and are available to all students.

Layout

3.7. The general Site organisation is that of accommodation blocks set within a landscape arranged to create five vibrant new neighbourhoods each with their own identity and sense of place.

3.8. The buildable development areas, exclusion zones and connectivity diagrams have been carefully interpreted to maximise the qualities of the Site and its spatial context in relation to both the University campus and the wider Fallowfield community.

3.9. A new primary avenue connects the existing main entrance to the west (on Wilmslow Road) along a colonnaded and animated street scene to the new central hub facility on the eastern boundary.

3.10. A secondary hierarchy of planned routes and vistas help legibility and wayfinding around the Site, contributing towards a community focused solution.

Green Infrastructure, Developable Plots and Key Routes

3.11. The approved Design Code requires the establishment of a network of green infrastructure that is well designed and managed to create a sense of community. Complying with this, the Proposed Development preserves key tree belts and allows green corridors to continue beyond the Site boundary, protecting the existing green infrastructure that has been established over the past 150 years.

3.12. The Site has been divided into proposed buildable areas which minimise tree removal, each providing ideal locations for neighbourhoods of a similar size.

3.13. The east-west and north-south routes are enhanced by opening a link to Ashburne Hall and Sheavyn courtyard. The social hub spaces have been located on nodal points of pedestrian intersections to aid in wayfinding and encourage frequent use of these spaces.

Edges and Courtyards

3.14. The edges of the Site are formed by lower-rise blocks surrounding courtyards which separate semi-private external areas from the roads. The courtyards open towards internal routes and social hubs to create a sense of community.

Hierarchy of Green Space

3.15. Complying with the Design Code, the scheme creates an area of large open space, on the Site of the previous Limes building (which has been proposed for relocation at the wider campus, outside of the red line boundary), smaller green spaces and more intimate courtyards. All of which complement the overall development, with their differing character, whilst simultaneously connecting the Site to the green tree belt at the boundary of the Site.

3.16. Towards the periphery of the Site, the architectural language shifts from taller residential towers to more intimate L shaped courtyard blocks. This allows for a clear hierarchy of external spaces, moving from wide green spaces bordering the main circulation routes, to partially enclosed courtyards within the neighbourhoods.

Neighbourhoods

3.17. The Proposed Development is centred around the creation of different zones and character areas across the Site - the residencies are split into 5 distinct neighbourhoods which will have their own architectural and landscape character.

3.18. The character of each neighbourhood will reflect its position within the Site and wider campus, and each has been given a theme from which to draw inspiration for the interior design.

3.19. The neighbourhood design uses block layouts to create a safe and attractive environment, a clear and cohesive circulation pattern and a strong sense of place and identity in each neighbourhood.

3.20. Most neighbourhoods comprise six blocks including a local hub, except for neighbourhood 2 which contains three residential blocks, a local hub, and the central amenity hub.

3.21. Development of the blocks evolved through continuous engagement and coordination between architects, structural engineers, precast specialists, MEP engineers and subcontractors, fire consultants, acoustic consultants, and an accessibility specialist.

3.22. There are two variations in the block typology: Block 6 in neighbourhood 1 is 5 and 6 storeys high with single stair and one lift core; and Blocks 24 and 25 in neighbourhood 5 are 7-storeys high with two-stair cores and two lifts.

3.23. For layout details relating to the specific neighbourhoods, please refer to the Design and Access Statement, submitted alongside this application.

Appearance

3.24. The overall appearance is one of a confident and contextual expression of brick and reconstituted stone buildings set in lush green landscape. This limited palette of materials has been chosen to reflect and sit sympathetically with the Fallowfield Campus and wider area; the old and new alike.

3.25. A subtle tonal range in the materiality is provided in the form of warm light and dark red bricks to reflect the domestic scale and heritage of the Site, and cooler greys for the reconstituted stone that respond to the semi urban modernity.

Amenity Space

3.26. Complying with the Design Code, a range of social spaces have been proposed, connected by a network of convenient and attractive green routes. Social spaces within the campus range from intimate meeting and relaxing spaces directly outside the accommodation entrance, through to larger more communal spaces associated with the hubs.

3.27. The permeable lightweight appearance of the local hubs is set to contrast the solid textured character of the residential blocks. We see them as 'garden study pavilions' with views in and out and active frontages. The materiality of the proposed local hubs will be steel, with curtain walling façades and green roofs.

Central and Local Hubs

3.28. Complying with the approved Design Code, a range of student hubs, amenity spaces and socialising spaces has been proposed.

3.29. The Central Hub is located along the main route to the east. The proposed design ensures entrances draw people in with a visual prominence along a busy route and maintain a visual connection to the public realm. The design facilitates social interaction between inside and outside and provides a space to relax and unwind.

3.30. The Central Hub's façade is defined by concave perforated metal cladding in a fern-green, which will give the building its own personality whilst nestling it within the surrounding greenery. The changing rhythm of panel widths is inspired by the tree trunks of the surrounding edge woodland and will add visual interest and energy to a facade that is otherwise orderly and functional.

3.31. Satellite hubs are distributed across the Site and located on access routes to serve individual neighbourhoods and act as a focal point with the neighbourhood as a landmark for wayfinding. They provide study and social space separate from provision in the central hub.

Residential Blocks

3.32. The footprint of the residential blocks is determined by the size and proportions of bedrooms, as well needing to be able to fit around the existing trees to minimise removals. Therefore, two shapes were developed- an S-block and L-block. All blocks contain two independent cluster flats per typical floor with a central circulation core.

3.33. A range of brick and masonry colours are proposed across the Site to create a characterful and attractive environment. The blocks on the perimeter will create a notion of a 'garden wall' around the Site, featuring warm red-brown and darker tones of multi-brown bricks. These tones reference the surrounding built development around Wilmslow Road.

3.34. Most taller tower blocks will be built using lighter and cooler pre-cast concrete. Surrounding by mature trees, spaces around the towers will benefit from a higher reflectance of light-coloured façade, and the differentiation will aid legibility around the Site.

3.35. The main façade material for the perimeter of the Site is brick, chosen for its versatility, durability, and texture. It is also a material widely used in the surrounding area and around the campus including Fallowfield high street, Grade II listed Ashburne Hall and other halls of residencies.

3.36. Pre-cast brick façades specified for the project facilitate the use of high-quality bricks and patterns to the best effect. Horizontal bands of bricks are expressed through soldier course patterning. They make the façade more dynamic, departing from the otherwise utilitarian 'warehouse' look.

3.37. The resulting arrangement provides characterful and attractive combinations of colours and textures which will feed into the overall quality of the development.

Scale

3.38. The height parameters were established as a part of the OPP, as set out within the approved parameter plans. This established the precedent of locating the greatest height within the centre of the Site.

3.39. The Proposed Development accords with the approved height parameter plan and Design Guide, both of which reference focusing greater height at the centre of the Site.

3.40. The proposed building heights range between 1 and 15 storeys. The edges of the Site are formed by lower-rise blocks, with the highest density buildings focused towards the centre of the Site, creating a focal point in the centre of the development.

Car Parking

3.41. Complying with the Design Code, the Proposed Development will restrict vehicular access to create a predominantly car-free Site, other than exceptions such as blue-badge parking which will be located along the northern edge of the Site, near Sheavyn House. This will reduce the total number of car spaces from 70 to 17, all of which will be for Blue Badge holders, and provide EV charging facilities.

Cycle Parking

3.42. The Proposed Development will provide 834 secure long-stay cycle parking spaces (across 10 secure bike sheds), to include 5% accessible spaces.

3.43. Additionally, 276 short-stay spaces will be provided within the public realm.

Landscaping and Public Realm

3.44. The overall landscaping approach is centred around the creation of an attractive, inspiring, and supportive setting for student life, and the formation of a healthy, sustainable, natural environment.

3.45. The landscape masterplan will integrate the proposed residential buildings, hubs and support infrastructure of roads and pathways into their surroundings, ensuring that the spaces are well-connected and accessible.

3.46. The proposals aim to create an outdoor social network, joining up the pathways to key areas to central communal courtyards. The proposed green infrastructure framework of woodland belts and trees corridors will create a sheltered setting for the buildings and outdoor amenity spaces.

3.47. A range of outdoor amenity spaces are proposed:

3.48. The concourse – Main gathering space made up of hard landscaping located to the north side of the main hub where it will serve as a 'town square', for University events etc.

- Central green – Green space to provide a large multifunctional lawn which will become the focus for activities and events.

3.49. Alumni garden – An area of commemorative planting, alongside other planting features and inscriptions, for university alumni use.

3.50. The proposed landscaping has been designed around key landscape characteristics and the colour palette of each neighbourhood.

3.51. Hard and soft landscaping have been carefully combined to create a special identity and definition of space through choice of colour, texture and line.

3.52. Hard landscaping materials include a range of bespoke designed pre-cast concrete paver patterns, and chosen for particular neighbourhoods, coloured asphalt, resin-bound gravel, self-binding gravel and a number of different edging typologies.

3.53. The design of the proposed soft landscaping has been carefully considered to make innovative and extensive use of native plant species to create an attractive, seasonally changing and biodiverse landscape. This includes the use of differing hedges, groundcover, shrubs and grasses, bulbs and trees across the different neighbourhoods.

Street Furniture

3.54. Street Furniture has been carefully selected to provide a consistent palette of high quality, robust and contemporary materials throughout the campus.

3.55. Proposed elements include a variety of seating and step typologies and fixtures such as litter bins, bollards and bicycle racks.

3.56. Bespoke elements have been selected for the differing neighbourhoods to enhance specific characteristics, whilst functionally the proposed materials will provide resilience and support infrastructure around the campus.

Lighting

3.57. Street lighting provides a number of important benefits. It promotes security and increases the quality of life by artificially extending the hours in which it is light so that activity can take place.

3.58. The proposed landscaping sets out to achieve a well-lit pedestrian network, whilst ensuring minimised impact to protected species.

3.59. A layered approach to lighting has been coordinated, with main paths through the centre of the Site having 4m lighting columns, whilst side routes into adjacent courtyard spaces are lit by bollard lighting at regular spacings, supplemented by 4m column spotlights in specific locations.

3.60. Lighting fittings will be LED-fitted, with cut-off features to reduce light spillage and pollution. The colour will range between 2800-3000k to ensure a warm, glowing effect.

3.61. Alongside the ambient lighting from adjacent buildings, the lighting scheme will ensure that all main routes are well-lit.

Vehicular Access and Movements

3.62. Details of access were approved under the OPP. There are four principal points of access for vehicles to enter the Site, as follows:

- Wilmslow Road (north) – the existing Owens Park vehicular entrance will be retained as part of the development, but the vehicular access will only be for emergency vehicles and move in/out activity. As this will no longer be used for day-to-day vehicle access, alterations are proposed including to the public highway outside the gate to reduce the impression of vehicular access in preference to pedestrian and cyclist priority for daily use. This will involve removal of the 'bellmouth' radius kerbs and tactile paving in favour of a continuous footway across the entrance. A dropped kerb will be retained to maintain emergency access. No changes to the TRO(s) are envisaged, as the zone is within the zig-zag markings for the adjacent pedestrian crossing. These works will be subject to further development as part of a S278 agreement with MCC.

- Wilmslow Road (south) – the existing pedestrian/cycle access will be retained and will only provide vehicular access on move in/out days. Only minor layout adjustments are proposed within the Site boundary and do not require changes to the public highway.

- Moseley Road - the existing southern entrance to the campus will be retained for pedestrians and cyclists, but vehicular access will be limited to emergency access and move in/out days only. Only minor layout adjustments are proposed within the Site boundary and do not require changes to the public highway.

- Whitworth Lane – the existing campus vehicular entrance from Whitworth Lane, adjacent to the Limes building, will be retained for servicing and car parking. This is reached either via Chancellors Way and Gunnery Lane to the east or from Old Hall Lane and Whitworth Lane to the north (both routes subject to access control barriers). Some adjustments to this section of Whitworth Lane are proposed as part of the development, in conjunction with development of the proposed central hub at the current Limes building site. The two points of access associated with the Limes will be replaced by a single two-way access for the new Central Hub and a section of footway will be introduced to the western side of Whitworth Lane adjacent to the hub, where there is currently no footway provision. This section of Whitworth Lane is a private road rather than adopted highway and therefore changes are not subject to a S278 agreement.

3.63. Within the Site, the public realm will prioritise pedestrians and cyclists, with an extensive network of footpaths and with motor vehicles restricted as far as practical to ensure a campus that encourages active travel and that does not feel dominated by vehicular movement.

3.64. Daily traffic within the Site boundary will be limited as far as practical to a short route, connecting the main vehicular entry at Whitworth Lane to the proposed accessible parking area at the northern boundary; parking within the Site boundary will be substantially reduced from c.70 spaces (all types) to 17 accessible bays.

3.65. However, it is essential for the campus to accommodate a certain level of vehicular access for functional servicing, such as refuse collection, maintenance and the emergency services. To this end, an 'inner loop' has been created within the campus boundary, where pedestrian/cycle paths have been sized to cater for refuse trucks, fire engines and ambulances. This 'managed' route will only need to provide vehicular access a few times a week but will otherwise generally be free of motor vehicles.

3.66. In the case of refuse collection, trucks will arrive and depart via Chancellors Way/Gunnery Lane, via the Whitworth Lane entrance. Emergency vehicle access is proposed via the Whitworth Lane, Moseley Road and Wilmslow Road (north) access points.

3.67. The network of inner managed routes can also be used during move in/out at the beginning and end of the academic year, connecting the inner loop to the Wilmslow Road and Moseley Road access points.

3.68. Aside from the refuse and emergency access requirements, most of the servicing activity will be kept outside the red-line boundary (as per the existing operation). The main exception is the new Central Hub building; as with the existing Limes building, which has its own yard area, the Central Hub will have a small, dedicated service yard area, accessed from Whitworth Lane.

3.69. Please see the Transport Assessment submitted alongside this planning application for further details.

Waste and Servicing

Servicing Strategy

3.70. As the Site sits within the wider Fallowfield campus, the servicing strategy is to remain as existing.

3.71. As mentioned above, an 'inner loop' has been created within the Site boundary, where pedestrian/cycle paths have been sized to cater for refuse trucks, fire engines and ambulances. This 'managed' route will only provide vehicular access a few times a week and will otherwise be free of motor vehicles.

3.72. The Proposed Development will give rise to only a minimal increase in servicing activity, as the campus is already occupied and in use. In most cases, suppliers will simply deliver more goods (or collect more waste/recycling) per vehicle rather than sending more vehicles.

3.73. Please refer to the Transport Statement and Delivery and Servicing Management Strategy submitted alongside this planning application for further details.

Waste Strategy

3.74. The public realm proposals for the Site have been developed to incorporate refuse vehicle access across the campus. The inner loop path described above for refuse collection connects to the main Site access on Whitworth Lane and the design has been tested through swept path analysis to cater for a large refuse truck.

3.75. The refuse strategy outlines the proposed approach to waste management for the residential, amenity and public realm aspects of the development, including bin numbers and collection frequencies.

3.76. Waste streams and quantities have been estimated to ensure sufficient space has been allocated for storage and collection, as well as opportunities to minimise waste and facilitate high recycling rates.

3.77. Key waste proposals from the Waste Management Strategy for the student residencies are summarised below:

- Point of generation – waste generated in each building will be separated at source into a minimum of four streams (residual waste, paper and cardboard, dry mixed recycling, food waste)
- Point of generation to waste storage rooms – students will move waste from point of generation to waste storage rooms containing bins located on the ground floor throughout the day.
- Waste storage rooms to bin collection points – Facilities Management (FM) staff will move bins to temporary bin presentation areas within the public realm on collection days. A refuse vehicle will directly pick up waste from a temporary bin presentation area. Bins will be returned directly to their respective waste storage rooms.

3.78. Waste will be segregated into four primary waste streams within the residential accommodation blocks: residual, paper and cardboard, dry mixed recycling and food waste. The University of Manchester currently collect all the listed waste streams in most areas within the current campus. To futureproof the design and

waste management strategy for incoming legislation such as the Simpler Recycling Directive, source segregation of food waste has been incorporated. All waste streams are anticipated to be collected twice per week. However, a total storage capacity of four days' waste generation has been allowed for in the case of missed collections, bank holidays etc.

3.79. All residential waste will be stored within ground floor waste rooms dedicated for each block. Total bin numbers required for each store have been calculated using the waste generation forecasts and taking into account the twice weekly waste collection and four days storage capacity.

3.80. On waste collection days, the appropriate waste streams will be moved from ground floor waste rooms to temporary bin presentation points by Facilities Management (FM) staff, to facilitate a safe and efficient waste collection.

3.81. It is understood that the Proposed Development will continue to utilise a private waste collection contractor, in line with previous campus arrangements.

3.82. Please refer to the Operational Waste Management Plan (OWMP), submitted alongside this planning application for details.

Sustainability Measures

3.83. The development will incorporate energy saving strategies to limit the use of energy. Full details are contained within the Environmental Standards Statement and Energy Statement, submitted alongside this planning application.

3.84. The Energy Statement sets out the energy efficiency and sustainability measures to be incorporated within the scheme to demonstrate that the proposals will meet the requirements of the Manchester City Council's Local Development Plan.

3.85. It concludes that when applying current and up to date carbon factors that will be included in the 2021 update to Building Regulation Part L1, the building is expected to improve on the Part L1 (2021) carbon dioxide emissions compliance standard by 31%. Therefore, by virtue of exceeding building regulations, the scheme is deemed to also exceed Manchester City Council's requirement.

3.86. Residents will be able to recycle via the dedicated recycling waste streams, to be provided within each residential block.

3.87. High efficiency lighting will be provided throughout the Proposed Development.

3.88. EV charging facilities will be delivered for all available parking spaces within the Proposed Development.

3.89. The Proposed Development also provides 834 (including 5% accessible) secure cycle parking spaces for residents, across 10 secure bike sheds, alongside 276 short-stay cycle parking spaces for visitors located in the public realm.

3.90. The submitted Biodiversity Net Gain Assessment outlines the Proposed Development will achieve at least 10% net gain.

Accessibility

3.91. The Proposed Development has been designed in line with Part M of the Building Regulations, the Equality Act, the University of Manchester's Equality, Diversity and Inclusion Policy and other relevant regulations and standards.

3.92. Throughout the design process, the principles of accessibility and inclusive design have been incorporated into the proposed design. The following chapter outlines how the proposed development will be accessible to all users, residents, visitors, staff and the wider community.

3.93. The key accessibility provisions that have been incorporated into the design are:

3.94. Provision of a range of accessible accommodation, including 21 accessible rooms, 17 independent disabled (M2) rooms and 4 additional needs (M3) rooms within neighbourhoods 1 and 2;

- Provision of 17 accessible parking bays;

3.95. Features to assist people with visual, hearing and cognitive difficulties find their way easily and safely;

- Level access across the Site, which will be graded appropriately to ensure safe travel around the Site;
- Accessible connections to local public transport routes; and
- Provision of accessible WCs within amenity spaces.

Student Management Strategy

3.96. A Student Management Strategy has been prepared by the University of Manchester and is submitted as part of the Reserved Matters Application.

3.97. The Proposed Development will be managed by the University, with the aim to provide exceptional services to the properties, and to the students who live in them. Customer facing services will be delivered locally by directly employed site-based staff, who will be led by experienced Accommodation Managers. The on-site team are mostly permanently employed staff at the University; the team is supplemented, particularly at very busy times, with local Agency staff.

3.98. The Proposed Development will include a purpose-built administration and reception facility based at Richmond Park, at the centre of the campus. The Campus Reception will generally be open Monday to Friday 8am till 6pm. During key times and events, reception opening hours will be extended to provide weekend and evening cover.

3.99. The Campus Support and Security Team provides 24-hour support and security across all the University's campus areas, and are the first point of contact, providing advice, liaison and assistance.

3.100. In house and out of out of hours support will be provided by the Residential Life Team (ResLife) which is made of postgraduate students and staff that provide support and guidance to students living in halls. All halls have a ResLife Coordinator and several advisors who live alongside students. As well as being on call for any issues, the ResLife Advisors will hold regular group and 1-2-1 chats with students.

3.101. Students will be responsible for cleaning their own flat, including bedrooms and shared kitchen areas. The University will manage all common areas as listed below on a scheduled basis, which is published to the students. Postal delivery services (e.g., Royal Mail) deliver directly to receptions across the residential campus, and local University teams will deliver post to the hall post-boxes.

3.102. Students will be informed of expected behaviours through the Residence Terms and Conditions, online induction, and Welcome Meet and Greet. The Accommodation team will address initial student discipline issues and escalate serious cases through the University's tiered disciplinary process.

4. Planning Policy Assessment

Development Plan & Material Considerations

Development Plan

4.1. The Development Plan in Manchester comprises the following:

- The Manchester Core Strategy (CS) (2012);
- GMCA Places for Everyone (PfE) (2024);
- Saved policies of the Manchester Unitary Development Plan (UDP) (1995);
- Greater Manchester Waste Development Plan (April 2012); and
- Greater Manchester Minerals Plan (April 2013).

Material Considerations

4.2. The following national policy guidance documents form material consideration that should be taken into account when determining the planning application:

- National Planning Policy Framework (2024 revision);
- National Planning Practice Guidance;
- National Design Guide (2021); and
- Guide to Development in Manchester Supplementary Planning Document (2007).

Summary

4.3. The above policy, guidance and supplementary planning documents have informed the detailed design of the Proposed Development.

4.4. National planning policy sets out a presumption in favour of sustainable development, which confirms that development that accords with relevant policies in an up-to-date development plan should be granted planning permission without delay.

4.5. The Framework and local planning policies require development to be of high-quality design, and to have regard to the prevailing character with the surrounding area, including the retention and improvement to assets with a heritage value.

Planning Policy Assessment

4.6. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

4.7. This section examines the planning policy framework, as relevant to the determination of an RMA. It should be noted that the principle of development has already been established by virtue of the OPP, which was determined in consideration of the Development Plan (as of January 2024).

4.8. The OPP established the principle of the development and set the parameters for height, developable area and uses / quantum. Details were also provided with regards to access. These matters have been agreed and are therefore not subject to reassessment under this application.

4.9. This Reserved Matters application focuses on detailed design in respect of appearance, layout, scale and layout. On this basis, the following planning issues need to be considered:

- Scale (N.B. maximum height and the general distribution of height has been agreed under the OPP)
- Layout
- Appearance
- Landscaping and Public Realm
- Ecology and Biodiversity
- Ground Conditions
- Heritage and Townscape
- Energy and Sustainability
- Air Quality
- Flooding and Drainage
- Transport and Access
- Noise and Vibration
- Ventilation
- TV Reception, Broadband Connectivity
- Safety and Security
- Construction and Operational Management

Scale

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan JP-S1 - Sustainable Development
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy H12 – Purpose Built Student Accommodation
- Core Strategy Policy C2 – District Centres
- Core Strategy Policy C6 – South Manchester District Centres – Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
- Core Strategy Policy DM1 – Development Management

Material Considerations

- NPPF Chapter 2 – Achieving Sustainable Development
- MCC Executive Committee Reports on PBSA

4.10. The OPP established maximum height parameters. In determining the OPP, MCC agreed that this is a suitable location for buildings of up to 15 storeys. In approving the OPP, Officers confirmed that the proposed heights conformed with Core Strategy Policy DM1, SP1, H12 C2 and C6. These policies, alongside subsequent PfE policies JP-S1, JP-H1 and JP-H4, all support the efficient use of land in sustainable locations, and high-density development in accessible areas.

4.11. The approved development will deliver 29 no. of blocks, of varying heights, ranging between 5 and 15 stories, in a location adjacent to University of Manchester facilities and adjacent to the District Centre of Fallowfield. The layout has been specifically designed to direct the tallest aspects of the Proposed Development towards the centre of the Site, creating a key focal point, and lower density development towards the periphery, to provide a transitional built environment that blends with surrounding residential development in the Fallowfield area.

4.12. The Site has been developed with two distinct block typologies, with the height centred in the middle to comply with the outline planning parameters. Towards the periphery of the Site, the architectural language shifts from taller residential towers to more intimate L shaped courtyard blocks. This allows for a clear hierarchy of external spaces, moving from wide green areas bordering the main circulation routes, to partially enclosed courtyards within the neighbourhoods.

Layout

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan JP-S1 - Sustainable Development
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy H12 – Purpose Built Student Accommodation
- Core Strategy Policy C2 – District Centres
- Core Strategy Policy C6 – South Manchester District Centres – Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
- Core Strategy Policy DM1 – Development Management

Material Considerations

- NPPF Chapter 11 – Promoting healthy and safe communities

4.13. The proposed layout of the Site has been informed by the Parameter Plans and the Design Guide, as approved under the OPP.

4.14. The Design Guide referenced NPPF policies and outlined the importance of creating diverse building footprints, to create character areas, courtyards and external sub-spaces in relation to layout.

4.15. The proposed layout has been designed to comply with PfE Policy JP-S1, JP-H1 and JP-H4 and Core Strategy Policy DM1, SP1, H12 C2 and C6, which all outline the importance of appropriate layouts that are in-keeping with surrounding built development and ensure the sustainable use of land.

4.16. The Proposed Development is centred around the creation of different zones and character areas across the Site - the residencies are split into 5 distinct neighbourhoods which will have their own architectural and landscape character.

4.17. The central hub is located at the centre of the development, to provide a central nodal point for legibility and wayfinding purposes, whilst local hubs are distributed across the Site and located along access routes to serve individual neighbourhoods. The proposed courtyards open towards internal routes and social hubs to create a sense of community.

4.18. For further layout details relating to the specific neighbourhoods, please refer to the Design and Access Statement, submitted alongside this application.

Appearance

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN1 – Design Principles and Strategic Character Areas
- Core Strategy Policy DM1 – Development Management
- Core Strategy Policy EN3 – Heritage

Material Considerations

- Manchester Guide to Development SPD
- NPPF Chapter 11 – Making effective use of land
- NPPF Chapter 12 – Achieving well-designed places

4.19. The proposed aesthetic design of the Site has been informed by the approved Design Guide.

4.20. The Design Guide referenced NPPF policies and outlined the importance of attractive facades, high quality entrances and material palette that was in-keeping with surrounding built development, in relation to design.

4.21. The proposed appearance has been designed to comply with Core Strategy Policy DM1, EN1 and EN3, Guide to Development in Manchester Supplementary Planning Document (2007), Technical Guidance (2015) and Section 12 of the NPPF specifically, which all outline the importance of high quality and appropriate design, informed by surrounding built development.

4.22. The Proposed Development has been carefully developed by Sheppard Robson architects. Through design development, the design and appearance have been tested and refined so that the building maximises the development potential of the Proposed Development Site and provides a high-quality addition to Manchester's built environment.

4.23. As a result, the architecture of the Proposed Development is of the highest quality in both an aesthetic context and in a functional capacity. It will contribute to the existing high-quality architecture at the Fallowfield Campus, including Ashburne Hall and Sheavyn accommodation blocks.

4.24. Overall, the Proposed Development will help to knit together Fallowfield Campus as a destination characterised by high-quality architecture and a distinct sense of place.

4.25. Brick and pre-cast concrete have been chosen as the primary materials across the Site for the residential blocks, complemented by metal window detailing, glazed brick, and stone accents. The different function of the hub buildings is reflected by differing materiality, with the primary material choice of metal cladding and glazing.

4.26. The materiality of the buildings has been carefully considered to blend with the existing built environment within the Fallowfield area, whilst also ensuring high quality design, through the use of carefully selected materials.

4.27. The overall appearance is one of a confident and contextual expression of brick and reconstituted stone buildings set in lush green landscape. This limited palette of materials has been chosen to reflect and sit sympathetically with the Fallowfield Campus and wider area; the old and new alike.

4.28. A subtle tonal range in the materiality is provided in the form of warm light and dark red bricks to reflect the domestic scale and heritage of the Site, and cooler greys for the reconstituted stone that respond to the semi urban modernity.

Landscaping and Public Realm

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN11 – Quantity of open space, sport and recreation
- Core Strategy Policy EN9 – Green Infrastructure

Material Considerations

- Manchester Guide to Development SPD
- NPPF Section 12 - Achieving well-designed places.
- NPPF Section 8 – Promoting healthy and safe communities.

4.29. The proposed landscaping and public realm of the Site has been informed by the approved Design Guide and Parameters Plan.

4.30. The approved Design Guide referenced NPPF policies and outlined the importance of planting, accessibility, street furniture, lighting, landscape management, in relation to landscaping and public realm.

4.31. The proposed landscaping and public realm has been designed to comply with Core Strategy Policy EN11 and EN9, Manchester Guide to Development SPD and NPPF Sections 8 and 12 specifically – alongside the requirements of Condition 32a (External Lighting) - which all outline the importance of achieving well-designed open spaces. Additionally, the information has been submitted to comply with the requirements of the Conditions 10 (Tree Removal) and 13 (BNG Mitigation and Enhancement), within the concurrent Discharge of Condition application.

4.32. The overall landscaping approach is centred around the creation of an attractive, inspiring and supportive setting for student life, and the formation of a healthy, sustainable, natural environment.

4.33. The landscape masterplan will integrate the proposed residential buildings, hubs and support infrastructure of roads and pathways into their surroundings, ensuring that the spaces are well-connected and accessible.

4.34. The proposals aim to create an outdoor social network, joining up the pathways to key areas to central communal courtyards. The proposed green infrastructure framework of woodland belts and trees corridors will create a sheltered setting for the buildings and outdoor amenity spaces.

4.35. A range of outdoor amenity spaces are proposed:

4.36. The concourse – Main gathering space made up of hard landscaping located to the north side of the main hub where it will serve as a 'town square', for University events etc.

- Central green – Green space to provide a large multifunctional lawn which will become the focus for activities and events.

- Alumni garden – An area of commemorative planting, alongside other planting features and inscriptions, for university alumni use.

4.37. The proposed landscaping has been designed around key landscape characteristics and the colour palette of each neighbourhood.

4.38. Hard and soft landscaping have been carefully combined to create a special identity and definition of space through choice of colour, texture and line.

4.39. Hard landscaping materials include a range of bespoke designed pre-cast concrete paver patterns, and chosen for particular neighbourhoods, coloured asphalt, resin-bound gravel, self-binding gravel and a number of different edging typologies.

4.40. The design of the proposed soft landscaping has been carefully considered to make innovative and extensive use of native plant species to create an attractive, seasonally changing and biodiverse landscape. This includes the use of differing hedges, groundcover, shrubs and grasses, bulbs and trees across the different neighbourhoods.

4.41. Street Furniture has been carefully selected to provide a consistent palette of high quality, robust and temporary materials throughout the campus.

4.42. Proposed elements include a variety of seating and step typologies and fixtures such as litter bins, bollards and bicycle racks.

4.43. Bespoke elements have been selected for the differing neighbourhoods to enhance specific characteristics, whilst functionally the proposed materials will provide resilience and support infrastructure around the campus.

4.44. Street lighting provides a number of important benefits. It promotes security and increases the quality of life by artificially extending the hours in which it is light so that activity can take place.

4.45. The proposed landscaping sets out to achieve a well-lit pedestrian network, whilst ensuring minimised impact to protected species.

4.46. A layered approach to lighting has been coordinated, with main paths through the centre of the Site having 4m lighting columns, whilst side routes into adjacent courtyard spaces are lit by bollard lighting at regular spacings, supplemented by 4m column spotlights in specific locations.

4.47. Lighting fittings will be LED-fitted, with cut-off features to reduce light spillage and pollution. The colour will range between 2800-3000k to ensure a warm, glowing effect.

4.48. Alongside the ambient lighting from adjacent buildings, the lighting scheme will ensure that all main routes are well-lit.

4.49. A full management and maintenance plan has been developed in conjunction with the University's estates team and the grounds maintenance contractors, to ensure that the landscaping and public realm areas are holistically well-managed over the lifespan of the development.

4.50. For further details, please refer to the submitted Design and Access Statement and Landscaping Strategy.

Ecology and Biodiversity

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN15 – Biodiversity and Geological Conservation
- Core Strategy Policy EN9 – Green Infrastructure
- Core Strategy Policy EN17 – Water Quality
- Places for Everyone Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity

Material Considerations

- Manchester's Green and Blue Infrastructure Strategy (2018 updated in 2022)

4.51. The proposed ecology and biodiversity at the Site has been informed by the approved Design Guide and OPP parameters. Additionally, the proposals have been informed by the requirement to deliver a 10% BNG uplift at the Site, as required by Condition 10 (Bat Safeguarding) and 13 (BNG Mitigation and Enhancement).

4.52. The Design Guide referenced NPPF policies and outlined the importance of high-quality ecological improvements, including habitat creation and planting, in relation to landscaping and public realm.

4.53. The proposed ecological and biodiversity improvements have been designed to comply with Core Strategy Policy EN15, EN9, EN17 and JP-G8, and Manchester's Green and Blue Infrastructure Strategy, which all outline the importance of improving ecological and biodiversity conditions within new developments.

4.54. A Preliminary Ecological Appraisal, Further Ecological Assessment, Biodiversity Net Gain report and Biodiversity Management and Monitoring Plan have been prepared by Thomson Ecology, in line with the above policy requirements.

4.55. The ecological appraisal documents outline that common pipistrelle bats are present at the Site; however, the roosts have been assessed as not having the potential to support hibernating bats due to the variation of temperature within the buildings. As such, mitigation measures have been outlined within the submitted reports, including mitigation measures during demolition and the provision of suitable alternative roosts. This is fully accorded with and detailed within the concurrent Discharge of Condition application.

4.56. The submitted Biodiversity Net Gain Assessment outlines the Proposed Development will achieve at least 10% net gain.

4.57. The submitted Habitat Management and Monitoring Plan outlines how on-site BNG will be achieved specifically.

4.58. On this basis, the proposals accord with the relevant planning policy and material considerations in regard to ecology and biodiversity. For further details, please refer to the submitted Biodiversity Net Gain Report, Statutory Metric Spreadsheet, Biodiversity Management and Monitoring Plan, Invasive Non-Native Species Survey and Method Statement, Bat Dusk Emergence Survey and Further Bat Assessment Report.

Ground Conditions

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN18 – Contaminated Land and Ground Stability

Material Considerations

- NPPF Chapter 15 – Conserving and enhancing the natural environment

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4.59. The proposed works to foundations at the Proposed Development have been prepared to comply with Core Strategy Policy EN18 and relevant sections of the NPPF – and the requirements of Condition 20a (Contamination) - which all outline the importance of ensuring sites are suitable for any proposed use by taking account of ground conditions and risks arising from land instability and contamination.

4.60. A Phase 1 Desktop Land Contamination Study report has been prepared by Buro Happold and is submitted in support of this planning application. The Phase 1 report defines the risks in relation to the redevelopment of the Site on human health and the environment, including controlled waters.

4.61. The submitted report concludes that no significant ground constraints that render the Site unsuitable for the Proposed Development were identified. The report confirms that industry recognised standards and best practice measures will be utilised to ensure any risks during demolition and construction are suitably managed.

4.62. On this basis, the proposals accord with the relevant planning policy and material considerations in regard to ground conditions.

4.63. Please refer to the submitted Phase 1 Desktop Land Contamination Study report prepared by Buro Happold and Initial Review of Piling Risk Report prepared by Coffey, for further details.

Heritage and Townscape

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN3 – Heritage
- Saved UDP Policy DC18.1 – Conservation Areas
- Saved UDP Policy DC19.1 – Listed Buildings
- Places for Everyone- Policy JP-P2: Heritage

Material Considerations

- NPPF Chapter 16 – Conserving and enhancing the historic environment
- NPPG

4.64. The approach to surrounding heritage and townscape within the Proposed Development has been informed by the approved EIA, Design Guide and OPP parameters.

4.65. The OPP established that the Proposed Development would have a moderate beneficial effect through the delivery of a cohesive development that utilises and enhances the existing qualities of the Site and supports the reinforcement of existing connections with the wider campus.

4.66. The Proposed Development has been designed to comply with Core Strategy Policy EN3, PfE Policy JP-J2, Saved UDP Policies DC18.1 and DC19.1 and relevant sections of the NPPF and NPPG, which all outline the importance of protecting the areas and buildings of historical significance, and ensuring good design.

4.67. There are no listed buildings, World Heritage sites, Scheduled Ancient Monuments, Registered Parks and Gardens, Registered Battlefields or Protected Wrecks identified on the Proposed Development Site or within its immediate vicinity. The Proposed Development Site is not located within or adjacent to a sensitive area (such as a Conservation Area).

4.68. A Heritage Statement has been prepared by Stephen Levrant Heritage Architecture as part of this application. This document assesses the significance of the designated heritage assets which have the potential to be affected by the Proposed Development.

4.69. Where there was absolutely no impact on its setting, and the Proposed Development cannot be viewed or understood at the same time, (tangibly or intangibly), assets were discounted from further assessment. From this analysis, eleven heritage assets have been scoped into the assessment - a detailed list of these assets can be found in the Heritage Statement.

4.70. Nine viewpoints have also been identified and assessed within the Heritage Statement, in order to inform the assessment of the Proposed Development on the setting of heritage assets. This builds upon the nine views that were identified and assessed as a part of the OPP.

4.71. The Statement concludes that the Proposed Development has potential to give rise to both beneficial and limited adverse indirect impacts on the designated heritage assets in the localised setting of the Site, whilst the appreciation of the special interest of heritage assets assessed is considered to not be materially impacted.

4.72. The Proposed Development has been designed to respond its heritage setting. As set out in this Statement and the Design and Access Statement, careful consideration has been given to the scale and massing of the proposals as well as the appearance and materiality.

4.73. In summary, the Proposed Development will result in less than substantial harm, with any identified harm outweighed by substantial public benefits, in line with Paragraph 213 of the NPPF and as outlined within Section 5 of this Planning Statement.

Energy and Sustainability

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Core Strategy Policy EN8 – Adaption to Climate Change
- Core Strategy Policy EN9 – Green Infrastructure
- Places for Everyone JP-S1 – Sustainable Development
- Places for Everyone JP-S2 – Carbon and Energy

Material Considerations

- NPPF Chapter 11 – Making effective use of land

4.74. The approach to energy and sustainability within the Proposed Development has been informed by the Design Guide and Sustainability and Energy Strategy (SES) approved under the OPP, which detail the approach taken towards achieving a high standard of sustainable development and environmental performance.

4.75. The Design Guide referenced NPPF policies and outlined the importance of incorporating sustainable design features and principles, such as Passivhaus, and construction techniques, in relation to sustainability and energy.

4.76. The Proposed Development has been designed to comply with Core Strategy Policy EN4, EN8, EN9 and PfE Policy JP-S1 and JP-S2 – alongside the requirements of Condition 40a (Energy Strategy and ESS) - all of which outline the importance of sustainable development and carbon reduction within forthcoming developments.

4.77. The design of the MEP services will achieve significant betterment to the requirements of Building Regulations Approved Document L (to at least the minimum requirement in line with Ene01 for BREEAM Excellent and EPC rating A).

4.78. The Proposed Development will incorporate a number of materials and techniques to improve the efficiency of the development, including sourcing and use of sustainable and durable materials and products. Additionally, the development will achieve BREEAM Excellent and Passivhaus standards – supporting the University's goals to address the path to net zero carbon and enhance the student experience.

4.79. Climate resilience and sustainability have also been considered in assessing a number of other aspects of the development, including flood risk, biodiversity and construction management. These details are provided within the relevant sections of this Planning Statement, as well as the Environmental Standards Statement submitted alongside this application.

Air Quality

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN16 – Air Quality
- Core Strategy Policy DM1 – Development Management
- Places for Everyone Policy JP-S5- Clean Air

Material Considerations

- Manchester's Guide to Development SPD
- NPPG

4.80. The Proposed Development has been designed to comply with Core Strategy Policy EN16, DM1, PfE Policy JP-S5, relevant sections of the NPPG and Manchester's Guide to Development SPD – alongside the requirements of Condition 37a (Air Quality) - all of which outline the importance of improvements to air quality within the construction and occupancy of new developments.

4.81. An Air Quality Assessment has been prepared by Buro Happold, which assesses the impact of the Proposed Development, and is submitted in support of this planning application.

4.82. The Proposed Development has been assessed based upon the potential impacts with regards to air quality specifically related to the effects during the construction period, in line with IAQM guidance.

4.83. The submitted report outlines NO2, PM10 and PM2.5 concentrations have been predicted at building facades for the earliest opening year of 2027, with all modelled concentrations are in compliance with the annual average and short-term UK Air Quality Objectives. Therefore, no further mitigation is deemed to be required to safeguard future occupants from air pollution.

4.84. Based upon the above it is considered that the impact of the Proposed Development on Air Quality is in line with the local development plan.

4.85. An application for to discharge Condition 37a, in relation to air quality, has been submitted concurrently with this application.

Flooding and Drainage

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN14 – Flood Risk
- Core Strategy Policy EN17 – Water Quality

Material Considerations

- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- PPS25
- Manchester's Green and Blue Infrastructure Strategy

4.86. The proposed approach to flooding and drainage at the Site has been informed by the requirements of Condition 22 (Drainage), alongside the approved Design Guide, parameters and Flood Risk Assessment submitted with the OPP.

4.87. The Design Guide referenced NPPF policies and outlined the importance of improvements to current drainage and the preparation of a holistic strategy, which incorporates attenuation improvement strategies.

4.88. The proposed flood risk and drainage improvements have been designed to comply with Core Strategy Policy EN14, EN17, Manchester's Green and Blue Infrastructure Strategy and relevant sections of the NPPF and PPS25, which all outline the importance of the appropriate use of drainage strategies and flood risk within new developments.

4.89. A Flood Risk and Drainage Strategy has been prepared by Kennedy Redford and is submitted in support of this planning application. This report should be read in conjunction with the Flood Risk Assessment ref: UoMF-BH-XX-XX-RP-CW-0001 Rev P02 produced by Buro Happold in August 2023.

4.90. The Site is located within Flood Zone 1, which represents a low probability of river or sea flooding.

4.91. There are five reservoirs located approximately 400 metres north of the Site, however the Site is outside of the extents of flooding predicted on the Environment Agency reservoir flood risk map.

4.92. There are multiple sewers within Whitworth Lane, Wilmslow Road and Moseley Road and whilst there is potential for flows to enter the Site in the event of the sewers at Whitworth Lane flooding, the overall flood risk is considered to be low given the topography of the Site.

4.93. Overland flows are assessed within the report, with a risk identified from overland flows entering the Site from Whitworth Lane in the east, as well as overland flows being trapped behind the existing boundary walls along the southern edge of the Site. This risk is being reviewed as a part of the design process, to ensure the protection of the buildings at the Site.

4.94. Groundwater flood risk is concluded to be low at the Site due to much of the made ground being removed as a part of the construction process.

4.95. A range of sustainable drainage (SuDS) techniques will be used to collect surface water from the external areas as well as attenuate and provide enhancement to water quality and provide environmental amenity across the Site. This includes areas of permeable paving, swales, filter trenches and dry basins. To provide additional attenuation, these areas will be underlain by geocellular tanks or open-graded stone layers.

4.96. To minimise flood risk, the drainage system will be designed to accommodate rainfall volumes below ground (or within pond areas) for all storms up to a 1 in 30-year return period event. For larger storms, up to and including a 1 in 100-year event plus climate change, the drainage network and proposed Site levels will be designed to control any flood water on Site within designated areas, without impacting the proposed buildings, foundations or emergency access to / from the Site.

4.97. Maintenance of foul and surface water will be monitored and maintained throughout the lifespan of the development. For further details in relation to flood risk and drainage, please refer to Kennedy Radford's report, submitted alongside this planning application.

Transport and Access

Relevant policies and guidance:

Development Plan

- Core Strategy Policy T1 – Sustainable Transport
- Core Strategy Policy T2 – Accessible Areas of Opportunity and Needs
- Core Strategy Policy H12 – Purpose Built Student Accommodation
- Places for Everyone- Policy JP-C8: Transport Requirements of New Development

Material Considerations

- NPPF Chapter 9 – Promoting sustainable transport

4.98. The proposed approach to transport and access at the Site has been informed by the approved Design Guide, parameters and Transport Statement as submitted with the OPP application.

4.99. The Design Guide referenced NPPF policies and outlined the importance of ensuring inclusive access and a holistic transport strategy for the Site.

4.100. The proposed transport and access arrangements have been designed to comply with Core Strategy Policy T1, T2, H12 and PfE Policy JP-C8, which outline the importance of ensuring forthcoming developments have holistically considered and well-designed access and transport arrangements.

4.101. To comply with the above, and to discharge Conditions 24 (Off-Site Highways Works), 25 (EV charging) and 26 (Deliveries and Servicing, a Transport Assessment has been prepared by Buro Happold to assess the impact of the Proposed Development.

4.102. The Proposed Development Site benefits from excellent levels of accessibility by sustainable transport modes, being located within a 35-minute walk of the main University campus, and a short walking distance to bus stops providing connections to the University campus and City Centre. The development will reduce the number of car parking spaces to disincentivise car use at the Site, with increased cycle parking proposed to promote the use of bikes.

4.103. Within the Site, the public realm will mostly prioritise pedestrians and cyclists, with an extensive network of footpaths and with motor vehicles restricted as far as practical to ensure a campus that encourages active travel and that does not feel dominated by vehicular movement.

4.104. Daily traffic within the Site boundary will be limited as far as practical to a short route, connecting the main vehicular entry at Whitworth Lane to the proposed accessible parking area at the northern boundary; parking within the Site boundary will be substantially reduced from c.70 spaces (all types) to 17 accessible bays.

4.105. However, it is essential for the campus to accommodate a certain level of vehicular access for functional servicing, such as refuse collection, maintenance and the emergency services. To this end, an 'inner loop' of routes has been created within the campus boundary, where pedestrian/cycle paths have been sized to cater for refuse trucks, fire engines and ambulances. These 'managed' routes will only need to provide vehicular access a few times a week but will otherwise generally be free of motor vehicles.

4.106. In the case of refuse collection, trucks will arrive and depart via Chancellors Way/Gunnery Lane, via the Whitworth Lane entrance. Emergency vehicle access is proposed via the Whitworth Lane, Moseley Road and Wilmslow Road (north) access points.

4.107. The network of inner managed routes can also be used during move in/out at the beginning and end of the academic year, connecting the inner loop to the Wilmslow Road and Moseley Road access points.

4.108. Aside from the refuse and emergency access requirements, most of the servicing activity will be kept outside the red-line boundary (as per the existing use). The main exception is the new Central Hub building; as with the existing Limes building, which has its own yard area, the Central Hub will have a small, dedicated service yard area, accessed from Whitworth Lane.

4.109. Please see the Transport Assessment, Off-Site Highways Works, Delivery and Servicing Management Strategy and relevant transport drawings submitted alongside this planning application for further details.

Noise and Vibration

Relevant policies and guidance:

Development Plan

- Saved UDP Policy DC26.1 and DC26.5 – Development and Noise
- Core Strategy Policy DM1

Material Considerations

- Acoustic, Ventilation and Overheating Residential Guide (2020)

4.110. The proposed noise and vibration levels have been implemented into the design of the Proposed Development, to comply with Core Strategy Policy DM1, Saved UDP Policy DC26.1 and DC26.5, and Acoustics, Ventilation and Overheating (AVO) Guide – alongside the requirements of Condition 33a (Acoustic Insulation) and 34a (Acoustic Insulation) - which outline the importance of ensuring forthcoming developments have holistically considered the impacts and measures to mitigate noise and vibration associated with the forthcoming developments.

4.111. A Noise Impact Assessment has been undertaken by Cundall to assess the likely noise impact of the Proposed Development on the Site and surroundings. Noise surveys have been conducted to determine the pre-existing daytime and nighttime noise levels at and around the Site.

4.112. MVHR ventilation systems are to be implemented across the Proposed Development, as these have inherently high sound attenuation and rarely result in intrusive noise issues. Additionally, any mechanical ventilation systems used will be appropriately designed to ensure that noise generated by the system itself does not result in significant adverse effects.

4.113. Standard double glazing will be implemented across the Proposed Development which by default will ensure that the required minimum sound insulation standards are achieved.

4.114. The report confirms that the proposed ventilation strategy will be satisfied with windows fully closed between the hours of 11pm and 7am. As such, the AVO noise requirements are satisfied by default.

4.115. Likely noise levels to be generated from external amenity spaces have been assessed within the report. The assessment confirms that the majority of external areas have noise levels of less than 50 dBA, with some areas estimated to achieve between 50 and 55 dBA, and few beyond 55 dBA - discussions with the Council's Environmental Health team have been undertaken in relation to this.

4.116. BS8233:2014 guidelines state the following:

"In high-noise areas, consideration should be given to protecting these areas by screening or building design to achieve the lowest practicable levels. Achieving levels of 55 dB LAeq,T or less might not be possible at the outer edge of these areas, but should be achievable in some areas of the space."

4.117. Therefore, given the urban location of the Site, adjacent to major transport routes, it is anticipated that some areas of the Site will exceed 55 dBA. However, the majority of external areas will be less than 50 dBA, and therefore compliant with policy and considered to be a suitable acoustic environment for external amenity. As outlined above, discussions have been undertaken with the Council's Environmental Health team in relation to this.

4.118. Plant noise has been assessed within the report and outlines that all items of plant operating simultaneously would see daytime limit compiled with all receptors. However, there could be night-time exceedance of up to 5 dB. As such, mitigation measures to be implemented within the design of the Proposed Development, have been outlined within the report, including acoustic screening and reduced plant duties.

4.119. A suitably worded planning condition can be attached to the consent for the Proposed Development, to confirm the development's compliance with plant noise limits throughout the design period and prior to operational use of the Site.

4.120. Predicted entertainment noise has been assessed within the submitted report, based on current worst-case noise levels at amenity spaces within the current campus, due to the intention to use the amenity spaces in a similar way, and with a similar capacity. The report concludes that the noise levels are compliant with MCC criteria and entertainment noise limits.

4.121. Please refer to the Noise Impact Assessment prepared by Cundall, submitted alongside this planning application for further details.

Ventilation

Relevant policies and guidance:

Development Plan

- Core Strategy Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Core Strategy Policy EN8 – Adaption to Climate Change
- Core Strategy Policy DM1

Material Considerations

- Acoustic, Ventilation and Overheating Residential Guide (2020)

4.122. The proposed ventilation strategy has been implemented into the design of the Proposed Development, to comply with Core Strategy Policies DM1, EN4 and EN8, and the Acoustics, Ventilation and Overheating (AVO) Guide, which outline the importance of ensuring forthcoming developments have holistically considered the proposed ventilation within a forthcoming development and impacts and measures to achieve the optimal BREEAM and Building Regulations levels.

4.123. A Ventilation Strategy has been prepared by RPS, which outlines the proposed ventilation systems for the different building uses across the Proposed Development.

4.124. The submitted Strategy confirms that the development will achieve BREEAM Excellent and Passivhaus standards.

4.125. Additionally, the design of the MEP services will achieve significant betterment to the requirements of Building Regulations Approved Document L.

4.126. Please refer to the Ventilation Strategy prepared by RPS, submitted alongside this planning application for further details.

TV Reception, Broadband Connectivity

Relevant policies and guidance:

Development Plan

- Saved UDP Policy DC26 – Development and Noise
- Core Strategy Policy DM1 – Development Management

Material Considerations

- Acoustic, Ventilation and Overheating Residential Guide (2020)

4.127. The TV reception and broadband connectivity levels within the Proposed Development has been designed to comply with Core Strategy Policy DM1 and Saved UDP Policy DC26 – alongside the requirements of Condition 41a, 41b (TV Reception) - which outline forthcoming developments must assess potential interference.

4.128. To comply with the above, a TV Reception Survey has been undertaken by GTech Surveys Ltd in support of the Reserved Matters application.

4.129. The report concludes that widespread interference to Freeview reception is not expected, although the Proposed Development may cause degradation to receptors located immediately southeast of the Site. The report outlines that this potential interference can be easily mitigated through simple antenna betterment.

4.130. The report confirms that the Proposed Development will not cause any interference to local digital satellite television reception due to there being a low number of satellite dishes within the theoretical signal shadow zone.

4.131. Under MCC Planning Guidance, all new residential developments must incorporate measures to facilitate digital connectivity, having regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities and Local Government.

4.132. A Broadband Connectivity Assessment has been prepared by GTech Surveys Ltd, in support of this Application. The Assessment seeks to ensure that the new residencies have access to superfast broadband speed, to ensure future occupants can obtain the associated services.

4.133. The report concludes that the area is likely to have extant excellent download speed (estimated to be at least 100 megabites per second). Both Virgin Media and BT Openreach have existing fibre infrastructure adjacent to the application Site. Whilst Virgin Media has some existing infrastructure in the study area, BT has existing fibre into the Site itself. Consequently, BT Openreach is best positioned to enable a full fibre connection for the Proposed Development.

4.134. For further details please refer to the Broadband Connectivity Assessment and TV Reception Impact Assessment prepared by GTech Surveys Ltd, submitted alongside this planning application.

Safety and Security

Relevant policies and guidance:

Development Plan

- Core Strategy Policy DM1 – Development Management
- Core Strategy Policy H12 – Purpose Built Student Accommodation

4.135. The proposed approach to safety and security at the Site has been informed in collaboration with the University, due to their experience in management and operation of campuses in Fallowfield and throughout the city. Additionally, the proposals have been created through discussion and in collaboration with Greater Manchester Police.

4.136. The Design Guide referenced NPPF policies and outlined the importance of ensuring inclusive and safe access throughout the Site.

4.137. The proposed safety and security interventions and arrangements have been designed to comply with Core Strategy Policy DM1 and H12, which outline the importance of ensuring forthcoming developments have holistically considered and well-designed security and safety arrangements.

4.138. The Proposed Development has been designed in consultation with Greater Manchester Police which has had a direct impact on the security measures proposed, as outlined within the submitted Crime Impact Statement (CIS).

4.139. The CIS concludes that the proposals include features which will enhance the security of the Site, make it easier to manage, and reduce the potential for fear of crime – including better lighting, improved CCTV, robust access control systems and the improvement of sightlines across the development.

4.140. The report also outlines a series of recommendations, all of which the Proposed Development will comply with.

4.141. Please refer to the CIS submitted alongside this application for further details.

Construction and Operational Management

Relevant policies and guidance:

Development Plan

- Core Strategy Policy DM1 – Development Management
- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy H12 – Purpose Built Student Accommodation

Material Considerations

- Manchester Residential Quality Guidance (2017)
- MCC GD04 Waste Storage and Collections Guidance for New Developments (2023)

4.142. The proposed construction and operational management arrangements have been designed to comply with Core Strategy Policy DM1, SP1, H12 and Manchester Residential Quality Guidance – alongside the requirements of Conditions 15a (Local Labour), 17 (Demolition Management Plan), 18 (CEMP), 21 (Piling) and 36a (Waste Storage and Disposal) - which outline the importance of ensuring forthcoming developments have holistically considered the impacts of development during the construction and operational phases of development.

4.143. A Construction Environmental Management Plan has been prepared by Graham Construction Ltd, submitted alongside this planning application. The document sets out best practice for the construction process to minimise the impact on residential amenity and the surrounding area in line with Core Strategy Policy DM1, SP1, H12, Manchester Residential Quality Guidance and GD04, and has informed the other technical assessments of the Proposed Development.

4.144. The report provides details on the following:

- Site compound layout;
- Ecology and biodiversity management plan;

- Land management plan;
- Water management plan;
- Dust and air quality management plan;
- Noise and vibration management plan;
- Energy and carbon: management and reduction plan;
- Site waste and resource management plan;
- Invasive species;
- Archaeology and cultural heritage; and
- Emergency response.

4.145. Construction of the Proposed Development is set to span a period of four years and is anticipated to be delivered across three phases of development. The Construction Management Plan provides a brief overview of the methodology to be adopted for the construction and fit out of the Proposed Development. It also considers general logistics as well as traffic management for the movement of material to the disposal of waste.

4.146. Site operating hours will adhere with Manchester City Council Guidance of:

- Monday – Friday 08:00 – 18:00 hrs
- Saturday 08:00 – 13:00 hrs
- Sunday/Bank Holidays – No works planned. If any works are to be carried out, they will be agreed with Environment Health Officer (EHO) and local residents through a series of neighbourly engagements.

4.147. Based upon the above it is considered that the construction management for the Proposed Development is in line with the local development plan.

4.148. A dedicated Student Management Plan has been prepared by the University of Manchester and is submitted alongside the planning application.

4.149. The Plan details the following:

- The customer facing services and day to day running of the campus will be delivered by the on- site Residential Services Team. The local Fallowfield team of c60 staff are part of the wide Residential Services team that serves the University's accommodation portfolio.
- A dedicated student reception is proposed at Richmond Park, at the centre of the campus, with administration staff located at the Central Hub. The reception will provide a point of contact for moving into and leaving the accommodation; reporting repairs; disputes and complaints; provision of general local information and signposting to specialist services; and residential guests. The campus reception will generally be open Monday to Friday, 8am-6pm – during key times and events, the reception opening hours will be extended to provide weekend and evening cover.
- Access to residential dwellings will be managed through an online integrated management system 'Kinetic'. The system will ensure easy access for students, whilst also enabling the management staff to monitor activity centrally.
- A number of support and security measures will be implemented across the campus during the operation of the Proposed Development. This includes 24-hour high visibility patrols (on foot and by car) to all areas of the campus; use of CCTV cameras; controlled access; and first aid training for all campus and security staff.
- In addition to reception and security staff, the Residential Life Team (ResLife) will provide in house and out of hours support for students. The ResLife team will help support students by providing wellbeing

support; advice on safety and security; advice on transport; and dispute resolution within the accommodation.

- An online building maintenance system will be accessible for all students to report issues, which will be picked up by the relevant maintenance team.
- The University operates a tiered escalation process to deal with anti-social behaviour. The accommodation team will link in as appropriate with the central University disciplinary process and will deal with the management of student discipline issues in the first instance.
- The University operates a formal complaints procedure to enable residents to communicate any problems.
- A local management team will be appointed by the University to ensure the management of outdoor areas at the campus. Responsibilities will include ensuring the exteriors of buildings are kept clean and tidy, ensuring graffiti or rubbish is removed at the earliest opportunity. The ResLife team will be responsible for organizing events and the proactive management of anti-social behaviour, alongside the campus security and support teams.
- Parking at the campus will be restricted and controlled by a series of barriers and permits. Students will be discouraged from bringing cars, through the prioritization of pedestrian and cyclist activity at the Site and movement for students with disabilities and campus staff.

4.150. For further details please refer to the Student Management Plan prepared by the University of Manchester and submitted as part of this Application.

Summary of Planning Policy Assessment

4.151. This section of the report provides a summary of how the Proposed Development has been comprehensively assessed in relation to the Development Plan and other material considerations. This has taken place during an extensive process of pre-application consultation and technical due diligence.

4.152. The conclusion of that process is that the proposals are in accordance with the Development Plan when taken as a whole and positively address the material planning considerations such that they merit the support of the Local Planning Authority.

5. Summary and Conclusion

5.1. This Planning Statement accompanies a Reserved Matters Application, pursuant to Outline Planning Permission (OPP) Ref. 138126/OO/2023, as approved on 19 January 2024. This application specifically relates to the delivery of 3,300 Purpose-Built Student Accommodation (PBSA) bedspaces, alongside all supporting infrastructure and ancillary facilities.

5.2. This RMA Application provides full details of the following Reserved Matters, in relation to the entire red line boundary of the OPP:

- Appearance
- Landscaping
- Layout
- Scale

5.3. This RMA Application includes all validation requirements, as well as all information required to be submitted alongside an RMA by virtue of planning conditions.

5.4. This Application is submitted alongside a Discharge of Condition Application (Ref. PP-13753730), which addresses all pre-commencement planning conditions.

5.5. The Proposed Development will deliver 3,300 much-needed student beds, across 29 blocks, within five neighbourhoods. The PBSA development will be delivered alongside a large amount of amenity space for residents, as well as associated landscaping and biodiversity improvements.

5.6. The design of the Proposed Development accords with the principles and parameters established within the OPP and has carefully considered the needs of the prospective student community, as well as the surrounding residents, whilst also ensuring the development meets high quality and sustainable design standards.

5.7. The scheme has been developed in consultation with Manchester City Council, Greater Manchester Police and a range of technical stakeholders, as well as surrounding residents and local businesses.

5.8. This Planning Statement has assessed all applicable planning policies, guidance and other material considerations and provides full and robust justification for the Proposed Development, alongside supporting design and technical assessments that are submitted with the Application.

5.9. It has been demonstrated that the Proposed Development complies with the Local Development Plan and considers the relevant Material Considerations, and we therefore consider that the planning application merits the full support of the Local Planning Authority.

Appendix 1.1 – EIA Screening Report

Deloitte.

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21 January 2025

Planning Department
Manchester City Council
PO Box 532
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Dear Robert,

Fallowfield Campus, University of Manchester – Environmental Impact Assessment (EIA) Screening Request

We have been instructed by John Graham Construction Ltd. to request your confirmation that the Reserved Matters Application (RMA) pursuant to Outline Planning Permission (OPP) Ref. 138126/OO/2023 does not necessitate the need for an Environmental Impact Assessment (EIA).

The information provided within this Screening Request concludes that whilst the type and scale of the Proposed Development falls under Schedule 2 of the EIA Regulations, EIA is not required by virtue of this being a *"subsequent application"* (as stipulated under Part 3, Regulation 9) where an EIA has previously been submitted.

List of Appendices:

- Appendix A – Site Plan

Site Description

The Site comprises Fallowfield Student Residences Campus, which encompasses a range of student residential accommodation, ancillary buildings and outdoor amenity spaces. Owens Park Tower is currently in the process of being demolished pursuant to Outline Planning Permission Ref. 138126/OO/2023.

The Site covers an area of approximately 9.5 ha and the Site is bound to the west by Wilmslow Road (A6010) and to the south by Moseley Road (B5093). To the north, the site is defined by the Owens Park Tower and is bound by Whitworth Lane to the east. The Site is located approximately 5km south-east of Manchester City Centre.

A Site Plan is enclosed with this letter at **Appendix A** for the purposes of identification.

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