
Hotspur Press

From Andrew Bickerdike <andrew.bickerdike@turley.co.uk>

Date Wed 16/04/2025 20:52

To Angela Leckie <angela.leckie@manchester.gov.uk>

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Hi Angela,

Further to the submission of revised plans and associated documents, this email is just to confirm that the assessments and conclusions as to the impacts of the development, compliance with policies which are material to the determination of the application and any mitigation measures presented within the following documents are unaffected by the changes to the scheme and any other material changes in circumstances in the period since the application was considered at the Planning Committee of 30th May 2024:

- Air Quality Assessment
- Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy
- Preliminary Ecological Appraisal
- Bat Activity Survey Report
- Black Redstart Report
- Broadband Connectivity Assessment
- Terrestrial TV Baseline Survey
- Crime Impact Statement
- Student Management Strategy
- Statement of Community Engagement
- Interim/Outline Construction Management Plan
- Archaeological Desk-based Assessment and WSI
- Structural Survey
- BNG Metric Calculation
- Socio-economic regeneration statement

These documents relate to topics which are not concerned with the detailed design of the scheme as it relates to areas which are subject to change or the changes are of negligible significance to these assessments and do not have a material impact on them and their conclusions.

As such, the existing documents as listed are up to date for the purposes of appraising the scheme and we ask that reliance is placed on these for the purposes of the onward determination of the application.

To the extent that these documents form part of the planning approval, and are listed as such in the decision notice, any architectural plans included in these documents are not approved, being superseded by the architectural plans as submitted in March 2025.

In addition to the above, I would add that the Transport Assessment considers traffic generation from the development by reference to predicted vehicle movements. This predicts a very low level of traffic generation, which would not be materially different in the context of 4% increase in bedrooms as proposed. Accordingly it too presents an accurate and up to date assessment of the traffic and transport implications of the development.

I hope that provides helpful clarification. If requested in progressing the application to determination, we are able to prepare a supplementary Planning Statement which appraises the changes against the relevant and up to date policy context. We have assumed this is not needed given the resolution of May 2024 and the nature of the changes, supported by updated documents where needed, but very happy to pull this together to inform your further consideration of the changes and recommendation to the Planning Committee.

Best wishes

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