

Application Number	Date of Appln	Committee Date	Ward
140060/FO/2024	20th May 2024	19th Dec 2024	Ardwick Ward

Proposal Erection of building part 4, part 5 storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) with associated access, parking, cycle storage, landscaping, and other ancillary works following demolition of existing building.

Location Renshaw House, Hyde Grove, Manchester, M13 9LQ

Applicant Barlow , Barlowood Holdings Limited

Agent Mr Paul Chandler-King, Icen Projects

Executive Summary

Full planning permission is sought for the erection of a part 4, part 5 storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) with associated access, parking, cycle storage, landscaping, and other ancillary works following demolition of existing buildings.

6 representations have been received (4 from the same address). The key issues arising from the proposal relate to the impact of the proposal on the amenity of neighbouring occupiers,

These matters are dealt with in detail within the main report.

Description of site

The application site currently comprises of 2 linked buildings. The building at the back edge of Hyde Grove is single storey with a part dual pitch, part mono pitch roof, with the building at right angles, sited centrally within the site, being two storeys. To the northwest of the buildings is a hard surfaced area used for parking (accessed from Hyde Grove), with the remainder of the site comprising grassed areas, with trees to the perimeter of the site. The site covers an area of 0.13ha.



Site location in context of buildings in the local vicinity



Junction of Hyde Grove and Plymouth Grove



Views along Plymouth Grove



Views along Plymouth Grove

Permission was granted in 2019 to use of former church (Class D1) to create 4 additional bedrooms to form a 14-bedroom house in multiple occupation (sui generis) together with associated elevational alterations(122756/FO/2019).

Prior to this a retrospective Application for the conversion from 7-bedroom house in multiple occupation to 10-bedroom student accommodation and erection of 1.8 metre high gates across vehicular entrance (ref: 090651/FO/2009/N2) was approved in November 2009.

The site is located within the Ardwick ward with Manchester Blood Transfusion Centre and Ambulance station to the northwest, Manchester Royal Infirmary further to the west, and a former Chapel building directly abutting the site to the west which is use as student accommodation. There are three purpose-built blocks of student accommodation to the south of Hyde Grove (a part 3, part 4 storey block, and two blocks which are part 3, part 4, part 5 storeys), with a four storey block of apartments on Plymouth Grove at the junction with Hyde Grove.

No.84 Plymouth Grove lies 68.3m to the south east of the site and is a Grade II* listed building (Elizabeth Gaskell's House), with nos.2-4 Swinton Grove 70.8m to the south of the site and No.65 Plymouth Grove (Plymouth Grove Hotel) 63m to the north west of the site, having Grade II listings .

Description of proposals

Consent is sought for the redevelopment of the site, and the erection of a part 4, part 5 storey building, comprising purpose-built student accommodation (PBSA) (Sui Generis) with associated access, parking, cycle storage, landscaping, and other ancillary works following demolition of existing building.

The scheme would lead to the creation of 76 ensuite studio bedrooms, five of which would be larger in size to enable potential use of students with disabilities. In addition to the provision of PBSA, the proposals would include associated ancillary internal and external amenity space, including a communal landscaped garden area incorporating hard and soft landscaping to create amenity areas for occupiers of the development, and social space (235sqm) within the property at ground floor level.

View from Hyde Grove



View from Plymouth Grove

The primary entrance to the building would be from Hyde Grove, with the purpose-built student accommodation at upper levels being accessed via a shared core including passenger lift, and stairs. A central corridor with a spur within the proposed building affords access to all apartments on a floor-by-floor basis.

Planning History

122756/FO/2019- Change of use of former church (Class D1) to create 4 additional bedrooms to form 14 bedroom house in multiple occupation (sui generis) together with associated elevational alterations.

Renshaw House, Hyde Grove

Approved 17.04.2019

118550/FO/2017- Proposed change of use of former church with erection of a first-floor extension to create 2 storey building to provide 8 No. student bedsit units in conjunction with existing student accommodation on site (to create total of 18 bedsit units) and associated elevational alterations to the ground floor.

Renshaw House, Hyde Grove

Refused on 14.03.2018.

090651/FO/2009/N2- Retrospective Application for the conversion from 7-bedroom house in multiple occupation to 10 bedroom student accommodation and erection of 1.8 metre high gates across vehicular entrance

Renshaw House, Hyde Grove.

Approved 10.11.2009

054366/FO/CENTL2/98- Conversion of loft space into 8 student residences with communal facilities, and installation of rooflights to side elevations.

Former Church, Students Residence, Hyde Grove,

Approved 26.06.1998

049482/FO/CENTL2/96- Elevational alterations and conversion of warehouse (former church) into 16 bedroom student residences with communal kitchen facilities.

Former Church, Hyde Grove.

Approved 06.06.1996

Consultation and publicity

The applicant undertook pre-application consultation and engagement with elected ward members and residents. They have submitted a statement of community engagement which included a leaflet drop.

In addition to the community consultation undertaken by the applicant prior to the submission of the application the planning application was also subject of statutory consultation. This included the distribution of 408 letters to nearby properties; site notices were posted and an advertisement was placed in the Manchester Evening News. Following the provision of further information by the applicant and amendments to parts of the proposal a further period of notification was undertaken.

Consultations and Notification responses

Local Residents and Local Businesses - In response to the statutory notification process a total of 6 (4 by the same individual) representations were received from nearby residents, raising concerns with the proposals, a summary of the comments made are set out.

A resident on Plymouth Grove raises concerns in relation to the restriction of natural light and the increased shade and over shadowing. They reference issues within their house resulting from an existing lack of light to the rear of their property, including damp, increased condensation and impacts to health. They also raise concerns in respect of impacts to privacy, in connection with the height of the proposed building.

A resident on Hyde Grove has advised that when minor building work was undertaken to the existing PBSA accommodation on Hyde Grove, it was very noisy. Concerns are expressed that noise associated with construction of the development will adversely impacts on students studying for exams, and that construction traffic will obstruct access to their car park.

A landlord of a property on Hyde Road has raised concerns in respect of the originally submitted scheme, related to:

- maintenance of the side elevation of their property
- the position of the Substation/Bike store.
- the drawings do not show the laundry room extension on the Old Church. There are no details of what is intended to be done with the steps of the emergency fire escape.
- Hyde Grove and Hyde Place is used mainly by NHS key workers who work at the MRI Hospital. The roads are full by 7am. If the new development requires disabled parking, it should be within their site.
- the reduction in height from 6 storeys to a part 4,5 and 6 storey building is more tokenistic than meaningful. This building will be impactful on the Old Church and

houses on Plymouth Grove and is uncharacteristic of the area and will impact the street scene.

- the proposed set back distance is not significant enough at the Plymouth Grove/Hyde Grove corner.
- the number of proposed students living at Renshaw House and amenity space proposed would have a negative impact and reduce the quality of living.
- seek clarity regarding the outcome of the sunlight /daylight study, as they believed that windows on the western boundary had only been assessed in relation to one and not both floors of accommodation in the Old Chapel which they serve.

Following revisions to the proposed scheme, further comments were received reiterating concerns in relation to:

- egress from their emergency fire escape.
- the over provision of cycle spaces (with the level of provision for other student accommodation locally in relation to the number of students within that accommodation).

Highway Services –Highways have no concerns about highway safety issues within the vicinity of the site. The applicant has confirmed that the footway around the perimeter of the site on Hyde Grove will be resurfaced which Highways accepts. It is noted that Plymouth Grove will not be resurfaced however highways recommend that tactile paving and dropped kerbs are provided at the junction of Plymouth Grove/Hyde Grove.

The applicant has also agreed to upgrade the pelican crossing to a puffing crossing on Plymouth Grove, this is noted by Highways. A TRO scheme will be undertaken and would cover the extent of the proposed double yellow lines and proposed disabled parking bays.

It is confirmed that the proposed entrance canopy extends over the adopted highway and a projection over license will be sought. The canopy is confirmed to have a headroom clearance of over 2300mm and set back more than 450mm from the edge of the carriageway. The applicant should liaise with MCC's Street Lighting team, and the applicant may be required to fund relocation of the street light.

This overall provision of 80no. cycle parking spaces with a provision of 98% (for residents) is deemed acceptable.

The applicant has confirmed that any gated accesses and doors would open inwards and not impact the adopted highway.

All pedestrian routes within the site curtilage are confirmed to be a minimum of 1.8m wide in line with guidance.

It is acknowledged there is insufficient space within the site curtilage to accommodate any vehicle manoeuvres. It is noted that refuse collection will occur kerbside on Hyde Grove. This is acceptable in principle subject to the clarification of the route that the waste vehicle will take to service the site and implementation of an appropriate TROs scheme. It is recommended that the Waste Management Strategy is conditioned.

A service access is proposed to the west of the site to accommodate delivery vehicles and provide access for servicing/maintenance vehicles. The vehicle tracking provided demonstrates the above-mentioned vehicles reversing into the site via the service yard and exiting in a forward gear.

Highways requests that a banksman is present when reversing manoeuvres are taking place and deliveries are timed outside of peak hours. It is noted that a delivery management strategy will be incorporated within the Student Management Plan.

A draft Student Management Plan has been submitted as part of the application and will be in place to manage the number of vehicle movements on-site and particularly the typical increase in vehicle movements at the beginning and the end of the academic year when students move in and move out. This is acceptable in principle although Highways welcomes a detailed Student Move-In / Move-Out Strategy detailing more site-specific measures.

A Trip Generation Assessment has been undertaken within the submitted Transport Statement indicating one taxi trip during the highway peak periods. It is acknowledged that Students/Visitors will typically wait in the reception area for the arrival of their taxi occurs on-street. Regarding online shopping deliveries, it is noted that deliveries would take place via cargo bikes. It is noted that a maximum of 2 movements per day to service the building is expected. Food deliveries is noted to primarily be bike-based and given the access to the service yard and external bicycle parking, this can be accommodated in Highways view. The applicant has confirmed that a food/delivery management strategy will be incorporated within the Student Management Plan.

An updated Framework Travel Plan has been provided, which includes objectives, targets and indicators, management strategy, measures to encourage sustainable travel, marketing strategy and a monitoring and a draft action plan. The FTP should be updated to a full TP within 3 - 6 months of undertaking the baseline travel survey. It is acknowledged that monitoring will be carried out for a period of at 5-years. The development, submission, implementation and monitoring of the full Travel Plan should be included in the conditions of any planning consent.

It is noted that the CTMP will be updated and include phasing and construction traffic details, including commentary of the quality of construction vehicle routes

Environmental Health – Recommend that conditions relating to a detailed construction management plan, construction /demolition working hours, air quality acoustic insulation of the gym/ground floor reception/social space, acoustic insulation of the residential accommodation from traffic noise and external plant (to achieve the levels set out in the acoustic report). In addition, that the scheme is implemented in accordance with the waste management strategy and lighting report and the submitted Phase I Preliminary Risk Assessment report (in respect of ground conditions).

Aboricultural officer - The proposed development will require the removal of 3 trees and 2 groups of trees. The trees are in a prominent location; however, the trees are mostly self-set low quality specimens with poor form and limited growing potential. Root protection of the trees to be removed should be sought.

The method statement recommends the use of a Cellular confinement system which will limit compaction and reduce the overall impact on the trees rooting system.

They confirm they would have no objection to this development from an arboricultural perspective, subject to the cellular confinement system being used and adequate tree protection measure being put in place for the offsite trees.

Local Lead Flood Authority – Conditions are recommended to be attached to any approval relating to the submission and approval of a sustainable surface water drainage and the ongoing management and maintenance of the sustainable drainage scheme.

United Utilities – Recommend a condition be attached to any approval in regard to the development being undertaken in accordance with principles set out in the submitted Foul & Surface Water Drainage Design. A condition relating to the ongoing management and maintenance of the sustainable drainage scheme is also recommended.

Environment Agency – Any comments will be reported to committee.

Design for Security – Any comments will be reported to committee.

GMEU- Have advised that there are no significant ecological issues associated with this development.

Bats

Buildings and trees on the site were assessed for bat roosting features. The buildings and majority of the trees were assessed as having negligible bat roosting potential. However, two trees along the frontage were assessed as requiring precautionary measures if proposed for removal. A condition for these trees to be removed using a soft felling technique is recommended.

Badger

No evidence of badger was recorded. A precautionary pre-development survey is recommended, but they regard this as unreasonable given the densely urban location, open nature of the site and lack of any sett records in the locality. No further information or measures are required.

Reptiles

Precautionary measures are recommended, but they regard this as unreasonable given the lack of reptile records in Greater Manchester and location. No further information or measures are required.

Nesting Birds

They recommend no works to trees or shrubs is undertaken between the 1st March and 31st August in any year unless a nesting bird survey method statement by a suitably experienced ecologist is submitted and agreed, and that this attached as a condition to any approval.

Other Wildlife

The consultant notes that habitats on the site are suitable for common amphibians and species such as hedgehog. Given the lack of any ponds within 250m and isolation from any waterbodies by dense urban development and busy main roads,

they regard the risk to amphibians as negligible. They accept that more mobile species such as hedgehog and fox could theoretically forage across the site, though the cover is sub-optimal for lying up during the day. On balance they advise, however, the residual risk can be dealt with via an informative.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

The development will result in the loss of amenity grassland, a line of semi-mature trees and ornamental planting, to be replaced with more biodiverse landscape planting and a green roof. The only likely wildlife issue is nesting birds.

A statutory metric and biodiversity net gain assessment have been provided. This indicates a significant net gain for area-based habitats and just over 10% net gain for linear habitats. They are satisfied that the metric is reasonable and the target habitats and conditions achievable. Given the very low number of biodiversity units involved (less than 0.1BU for each habitat), in their opinion this is an instance where a condition, rather than section 106 is more reasonable. The on-site biodiversity net gain proposals can therefore be dealt with via a condition.

Natural England – Any comments will be reported to committee.

Greater Manchester Archaeology Advisory Service-
GMAAS agrees with the conclusion drawn by the desk-based study and, having reviewed all the information available, is content that no further consideration of archaeological matters is warranted in this instance.

TfGM- It is noted that the TS Addendum confirms that the applicant has agreed to the resurfacing of the footway around the site perimeter on Hyde Grove and to upgrade the pedestrian crossing on Plymouth Grove from Pelican to Puffin status. This is welcomed and it is recommended that both of these improvements should be ensured by way of planning condition.

MCC Work & Skills Team – Request that a local labour condition for the construction phase be attached to any planning approval, and request before this condition is discharged that the figures for local labour include a breakdown in a KPI format of how many Manchester residents new/ existing will be employed on this project and the same for apprentices.

Health & Safety Executive (Fire Safety) - 04.06.2024

From the information provided, it does not appear to fall under the remit of planning gateway one because the height condition of a relevant building is not met.

Cadent Gas – have no objection, but request an informative on the basis the development would be close to medium and low pressure gas assets.

Policy Context

Places for Everyone Joint Development Plan Document (March 2024)

Policy JP-S1 (Sustainable development) -The proposals are considered to deliver a

sustainable form of development that has been designed to minimise adverse impacts. The form of development proposed is considered distinctive, with a clear identity that as set out in the issues section of this report would not adversely impact on the local historic environment.

Policy JP-S2: (Carbon and Energy) – The proposal would include renewable energy sources and high standards of energy performance have been applied across the design of the building to reduce its operational energy requirements.

Policy JP-S5: (Flood Risk and the Water Environment) – The development would incorporate measures to minimise surface water run off.

Policy JP-S6: (Clean Air) – The proposals would reduce the number of car parking spaces on the site. Construction activities can be mitigated to minimise the impact on local air quality.

Policy JP-S7: (Resource Efficiency) – Resources would be consumed during construction. The proposal would be highly efficient and low carbon in nature.

Policy JP-P1 (Sustainable Places) states the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having a range of key attributes.

Policy JP-H3 (Type, Size and Design of New Housing) - seeks a variety of dwelling types, size and design to be provided across the conurbation.

Policy JP-G9: (A Net Enhancement of Biodiversity and Geodiversity) – There would be tree planting and a net increase in biodiversity on the site.

Policy JP-P 2 (Heritage) - The architecture and materiality would be high quality and minimise and impacts to nearby historic buildings.

Local Plan Policy

Core Strategy Development Plan Document

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy SP 1 Spatial Principles - The redevelopment of previously developed land to improve the built environment and local character on a site accessible by public transport proposed is considered to accord with the spatial principles of the Core Strategy subject.

Policy H1 Overall Housing Provision – The proposal would re-provide and increase the amount of PBSA at an established student accommodation site (albeit at a much smaller scale).

Policy H 5 – Central Manchester Housing - This would be a high density PBSA development on a site which is considered to be appropriate for high density PBSA.

Policy H12 - Purpose Built Student Accommodation – states the provision of new PBSA will be supported where the development satisfies the criteria below.

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.

2. The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5.
3. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.
4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.
5. Proposals should be designed to be safe and secure for their users and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.
6. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the street scene either from the proposed development itself or when combined with existing accommodation.
7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.
8. Consideration should be given to provision and management of waste disposal facilities that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.
9. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.
10. Applicants/developers must demonstrate to the Council that their proposals for PBSA are deliverable.

The development is considered to be in accordance with policy H12 for the reasons set out in the Issues section of this report.

Policy EC1 (Employment and Economic Growth in Manchester) - looks to ensure priorities for economic growth with the Council supporting significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses. In this instance the proposals would support the higher education provision located on Upper Brook Street, and further to the west on Oxford Road, which are identified as a major economic driver of the city economy.

Policy EC8 (Central Manchester) seeks to create a positive sense of place at the

interface of the health and education institutions along Upper Brook Street and Oxford Road and the residential areas, using design and public realm.

Policy T1 (Sustainable Transport) – the proposals include a reduction of onsite car parking which would assist in encouraging a modal shift away from car travel to more sustainable alternatives.

Policy T2 (Accessible Areas of Opportunity and Need) – the site is well located in relation to the City's main economic drivers, including the Regional Centre, the Oxford Road /Upper Brook Street Universities and Hospitals and is accessible by walking, cycling and public transport.

Policy EN1 (Design Principles and Strategic Character Areas) – The proposals are considered to be of a high quality of design and would enhance the built environment at this location within modern student accommodation.

Policy EN3 (Heritage) –There are no designated heritage assets in the site, but 65 Plymouth Grove (Grade II listed building) lies 61m to the north west of the site, and 84 Plymouth Grove(Grade II*) and nos. 2-4 Swinton Grove (Grade II listed building) lie to the south. Consideration of these matters are set out in more detail within the issues section of this report below.

Policy EN 4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) & Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) – The Energy Standards statement confirm that the proposals would reduce energy use.

Policy EN 8 (Adaptation to Climate Change) - Mitigation measures have been identified to increase resilience to the likely effects of climate change.

Policy EN 9 (Green Infrastructure) - The application demonstrates a commitment to the creation of green infrastructure across the site including landscaping and tree replacement scheme.

Policy EN14 (Flood Risk) – The site is in flood zone 1 and is at low risk from flooding. Outline proposals have been submitted but final details and a maintenance strategy of any drainage would be required and would be subject to conditions.

Policy EN15 (Biodiversity and Geological Conservation) - Ecological and tree surveys have been provided and as set out in the report the proposals would be consistent with the principles of this policy subject to conditions.

Policy EN16 (Air Quality) – The site is not located within but is adjacent an air quality management area but the application is supported by an air quality assessment. This demonstrates that local air quality impacts would not be a constraint, and the development would not give rise to unacceptable impacts in terms of air quality if mitigation is undertaken at construction stage.

Policy EN 17 (Water Quality) - The proposal would not have adverse impacts on water quality, surface water drainage and contaminated land subject to appropriate

conditions.

Policy EN 18 (Contaminated Land and Ground Stability) - The ground conditions are not considered unusual or complex and would not constrain the development of the site subject to appropriate conditions.

Policy EN 19 (Waste) - An operational waste management strategy has been provided.

Policy DM 1 (Development Management) – This policy sets out the requirements for developments and outlines a range of general issues that all development should have regard to including: appropriate siting, layout, scale, form, massing, materials and detail; design for health; adequacy of internal accommodation and amenity space; impact on the surrounding areas in terms of the design, scale and appearance of the proposed development; that development should have regard to the character of the surrounding area; effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation; accessibility to buildings, neighbourhoods and sustainable transport modes; impact on safety, crime prevention and health; adequacy of internal accommodation external amenity space, refuse storage and collection, vehicular access and car parking; and impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within the Issues section below.

Saved Unitary Development Plan policies

The majority of the previous UDP policies have been replaced by the Core Strategy, however there are still saved policies that remain extant. The relevant policies for this application are set out below.

Policy DC19.1 (Listed Buildings) - This policy promotes the desirability of securing the retention, restoration, maintenance and continued use of listed building and to protecting their general setting.

Policy DC 26 (Noise) - Indicates that the Council will use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

National Planning Policy Framework

The National Planning Policy Framework (December 2023) - sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan.

Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The following specific policies are considered to be particularly relevant to the proposed development:

Section 5 (Delivering a sufficient supply of homes) – The proposals seek to provide

additional student accommodation on an existing site that has been used for student accommodation.

Section 6 – (Building a strong and competitive economy) - The proposal would create jobs during construction and operational phases.

Section 7- (Ensuring the Vitality of town centres) – The proposals seek to provide a range of support services for occupiers of the development.

Section 8 (Promoting healthy and safe communities) – The proposals are accompanied by a Crime Impact Statement that raises no significant concern with the proposals, but recommends measures in connection with access controls to the property, securing the sides and rear of the building from unauthorised access, cycle storage and measures to protect windows at ground floor level on Hyde Grove from unauthorised access.

Section 9 (Promoting Sustainable Transport) – The proposal is located within in a highly sustainable urban location within walking distance of university campuses and with access to a range of services and facilities that can be accessed on foot, bicycle and public transport.

Section 11 (Making Effective Use of Land) – The proposal would increase the number of bedspaces and overall density of development at the site. The land is currently occupied by buildings and its redevelopment would enable the sustainable reuse of land within an urban context.

Section 12 (Achieving Well-Designed Places) – The application is accompanied by a Heritage, and Design and Access statements that sets out the design approach. The proposals are considered to be of good design.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) – The proposals are supported by documents and strategies that indicate that it can meet the challenge of climate change.

Section 15 (Conserving and enhancing the natural environment) – The documents submitted with this application have considered issues such as ground conditions, noise and the impact on ecology and demonstrate that the proposal would not have a significant adverse impact in respect of the natural environment.

Section 16 (Conserving and Enhancing the Historic Environment) - The application is accompanied by a Heritage Statement and a Heritage Addendum Statement that indicate that through appropriate high-quality design, siting and layout the proposals can be accommodated on the site and would not have significant impact on designated heritage assets.

Guide to Development in Manchester Supplementary Planning Document (SPD) and Planning Guidance (April 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability.

Sections of relevance are: -Chapter 2 'Design' -Chapter 8 'Community

Safety and Crime Prevention' -Chapter 11 'The City's Character Areas'

Manchester Housing Strategy 2022-2032 – The strategy seeks to deliver 36,000 new homes by 2032, including 10,000 affordable homes (some 28% of total delivery) and supports high density housing in the core of the conurbation. It also sets out the need for residents (who include students) to have access to good quality accommodation across different types, tenures, and price angles.

Manchester Residential Quality Guidance (2016)

The City Council's Executive has endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making. The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high-quality residential neighbourhood and a place for everyone to live. The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

Make it Manchester; Make it bring people together; Make it animate street and spaces; Make it easy to get around; Make it work with the landscape; Make it practical; Make it future proof; Make it a home; and Make it happen.

Report to the City Council's Executive on PBSA

The Council's Executive endorsed a report regarding PBSA on 9 December 2020 following the outcome of a public consultation exercise with key stakeholders, on PBSA in Manchester. The report was endorsed by the Executive to help guide the decision-making process in advance of a review of the Local Plan. The report is clear that Core Strategy Policy H12 retains relevance in how PBSA is developed in Manchester and it was requested by the Council's Executive that the report on PBSA in Manchester be considered as a material planning consideration until the Local Plan has been reviewed.

It recognised that there is a shortage of PBSA in Manchester and that demand for PBSA could be between 5440 bed spaces (representing 1% growth per annum) and 11320 (2% growth per annum) up to 2030 with the actual demand based on a number of factors including the growth of the Universities, Government policy (tuition fees) and global factors. Demand needs to be reviewed regularly but 750 new spaces are expected to be required per annum up to 2030.

An updated report in March 2023 was considered by both the Executive and the Economy Scrutiny Committee in May 2023. The report identified sites which the Council considered could potentially support around 12,500 PBSA bed spaces in the city in the period up to 2030.

The report states, a high-quality residential offer for students in appropriate locations, is critical for Manchester's Universities ability to attract and retain students in a global market and confirms that accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area.

The Manchester Green and Blue Infrastructure Strategy

The Manchester Green and Blue Infrastructure Strategy sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods.

National Planning Policy Guidance

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy. The relevant sections/extracts of the NPPG are set out below:

Housing Needs of Different Groups

Strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Encouraging more dedicated student accommodation may provide low-cost housing that takes pressure off the private rented sector and increases the overall housing stock. Strategic policy-making authorities are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside university-provided accommodation.

Local Planning Authorities will also need to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their area.

Noise - Local planning authorities should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building. Design states that where appropriate the following should be considered:
 - layout – the way in which buildings and spaces relate to each other;
 - form – the shape of buildings;

- scale – the size of buildings;
- detailing – the important smaller elements of building and spaces;
- materials – what a building is made from.

Air Quality – Guidance states that when air quality is considered relevant to a planning application, which includes when proposals:

- Give rise to potentially significant impact (such as dust) during construction for nearby sensitive locations;
- Significantly affect traffic in the immediate vicinity of the proposed development site or further afield; or
- Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor quality.

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Issues

Principle

The proposed development would make efficient use of a previously developed site in a sustainable urban location, close to the main Manchester University campuses, within a reasonable walking distance of the Oxford Road corridor and associated university buildings. The proposal is of a high-quality design and would positively contribute to the mix of student accommodation supply in the city, by meeting a recognised quantitative and qualitative need for such accommodation and would reduce reliance on houses in multiple occupation for student occupation and mainstream apartments in the city centre.

The scheme would deliver economic, social and environmental benefits including job creation, spending in the local economy, provide a catalyst for further regeneration in the area and upgrade the appearance of the site.

On this basis, the proposal is considered to accord with relevant policy and guidance. Specific planning issues, including the acceptability of purpose-built student accommodation and the impact to amenity of adjacent residential properties and the

setting of the listed buildings in the wider vicinity of the site on Plymouth Grove and Swinton Grove is considered further below.

Principle of Purpose-Built Student Accommodation (PBSA)

Policy H12 of the Core Strategy is the main overarching development plan policy for considering proposals for PBSA. The policy also needs to be considered in the context of the interim policy position on PBSA adopted by the Executive Committee in December 2020.

Subject to the criteria in the policy, such development could be supported. Priority is to be given to schemes that are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet the Council's regeneration priorities.

Policy H12 lists criteria developers are required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a university, or another provider of higher education, for the supply of all or some of the bedspaces.

It is considered that the proposal meets the policy criteria contained within policy H12 and as such, the principle of student accommodation on the site can be supported.

Taking each of the 10 criteria in turn, the following commentary and assessment is provided, and which sets out why each policy requirement is met:

1) Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.

The site is close to the university campuses and within reasonable walking and cycling distances being approximately 508 metres from Oxford Road which provides the main north-south road connecting with the University campuses and a number of high frequency bus services to the universities and beyond. The site currently operates as student accommodation, albeit at a smaller scale.

2) The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN5.

An Environmental Standards Statement submitted as part of the application outlines how the proposed development has been designed with a fabric first approach, with the incorporation of a photovoltaic array and an air source heat pump. The energy reduction and sustainability measures proposed would achieve a 16.6% reduction over Part L 2013 of the building regulations and achieves an improvement on the Part L 2021 building regulations

3) High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.

The proposal has been designed and sited to respect the surrounding existing residential properties.

The site is within a reasonable walking distance to a range of amenities to the west along Oxford Road and a parade of local shops and food and drink businesses and a

Tesco convenience store are located a short distance (278 metres) to the south-east along Upper Brook Street.

The development is to be car free, albeit with two accessible parking spaces proposed to be provided on Hyde Grove and cycle parking provision provided within the development. The applicant has confirmed that with the exception of the 2 accessible parking spaces on Hyde Grove, the development would be car free.

The location of the site is highly sustainable and accessible, within a reasonable walking distance of the universities and proximate to a range of bus services.

It is not anticipated that the proposal would lead to an increase in on-street parking.

The Council's Highway Services raise no objections to the conclusions to the applicant's transport assessments or level of car parking proposed.

4) Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.

The proposed development would facilitate a number of regenerative benefits including, the redevelopment of a brownfield site, contributing to the shortfall in student accommodation in a locality providing student accommodation, the provision of managed student accommodation, and enhancing the appearance of the site.

5) Proposals should be designed to be safe and secure for their users and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.

As outlined within the submitted Crime Impact Statement, the proposed development has been designed to provide a number of positive aspects including good levels of ground floor activity and surveillance.

The proposals include a number of management and security to ensure the safety of its residents and visitors. The reception area within the communal space would be 'manned' 24/7, and CCTV cameras would be installed at suitable locations, increasing surveillance.

Secure entrances would also be provided ensuring that only authorised personnel have access to the building.

6) Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the street-scene either from the proposed development itself or when combined with existing accommodation.

The site layout, design, scale and appearance are considered acceptable and would be sympathetic to its surroundings. The layout has in part been informed by the existing neighbouring buildings, the existing road network, and site boundaries.

The application proposals are accompanied by a number of supporting documents including sunlight/daylight analysis, heritage impacts, and a noise assessment. More detailed consideration of these matters are set out below but the

overall conclusions are that the proposals would not have an unacceptable effect on amenity issues in relation to noise, disturbance or the street-scene.

7) Where appropriate proposals, should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.

There are no listed buildings or heritage assets within the site.

8) Consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.

A Waste Management Strategy provides details of the number of receptacles and recycling arrangements, and the management of the waste streams generated, whilst also ensuring waste collection can be appropriately managed and coordinated.

9) Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a university, or another provider of higher education, for the supply of all or some of the bedspaces.

The Executive Report to Committee, December 2020 refers to a revised approach to PBSA, with support given to new accommodation in close proximity to university campuses, such as that proposed.

The report references an earlier Executive Report to Committee in November 2019 which refers to evidence that suggest that Manchester needs a more diverse pipeline of new PBSA to help stabilise rental growth and to meet the needs of students at an affordable price.

The report acknowledges that there is a need to replace existing poor-quality stock and that PBSA development would not only provide accommodation for increasing number of students but will also replace existing poor-quality stock.

Given the policy background and the report to Executive which form important material considerations in decision making for new student accommodation, there is recognition that there is a need for further student accommodation in the city. The applicant has also prepared a supporting assessment on the need for student accommodation which indicates that the City-wide student to bed ratio (SBR) stands at 2.04:1, meaning that 27,884 students with a requirement for a bed are currently unable to access one in PBSA, and that without significant additional development, more students will be forced into the private housing market as demand for accommodation continues to grow. Even under the most pessimistic growth scenario, and with 75% of all identified potential bed spaces in the city delivered (pipeline and potential sites), the number of students unable to access PBSA is set to grow.

The Manchester PBSA development pipeline at the time of the application submission stood at 11,705 (gross) beds with 6,796 beds approved (58%).

The proposal would contribute to the pipeline of PBSA and address need identified in the May 2023 Executive report. This would reduce the demand by students on mainstream housing.

The originally submitted scheme would have included the provision of some of the proposed rooms at affordable rent, however, following the reduced scale of the proposed development, due to scale and massing issues, the applicant has submitted a viability report in order to demonstrate that they would no longer be able to offer a percentage of affordable rented studio bedrooms. This report is currently being independently assessed and the outcome will be reported to the Committee.

10) Applicants/developers must demonstrate to the Council that their proposals for purpose-built student accommodation are deliverable.

The supporting documents identify the applicant (site owner) as an experienced locally based property developer, who will be working with a local main contractor to deliver the scheme. Furthermore, that they would continue to own the site and building following construction, with an appointed experienced operator responsible for the day-to-day management of the scheme. The applicant within the supporting document also indicates that the proposed development at Renshaw House is of a relatively modest scale, controlled by the applicant and can come forward quickly following the grant of planning permission, meaning it would highly deliverable and could come forward quickly to meet the identified need in the short term.

On this basis it is considered that the proposals accord with policy H12.

Redevelopment of the Site and Contribution to Regeneration

The proposal would redevelop an existing site containing student accommodation. It is considered that the increased density on the site would lead to an efficient use of land within a sustainable location to the benefit of the area, including through job creation and benefits to the local economy via increased expenditure at local businesses – a local labour agreement condition is proposed to be attached to any approval. As considered below, the high standard of design is considered to enhance the character and appearance of the area and contribute to the regeneration of the area. It is acknowledged within adopted planning policies that there is a strong link between economic growth, regeneration and the provision of a range of residential accommodation across the city including for students in appropriate locations. A key objective of development plan policy and relevant material considerations does aim to deliver the accommodation and infrastructure needed to attract students to Manchester and support its reputation as a world class place to study. On balance, the proposal would have a positive and beneficial effect on the area

Amount of Development

The proposed floorspace would provide a total of 76 bedspaces in the following mix -68 studio bed rooms (18 sq.m.) and 8 Equality Act units (24-28 sq.m.)to enable potential occupation by disabled students .

This amount of development would result in a net increase of 52 bedspaces over the current level of provision on the site.

The entrance to the building would be from the south-west corner of the development from Hyde Grove, giving access to the proposed reception and communal social space. Within the social areas on the ground floor, it is proposed to incorporate communal seating areas, solo study pods, group study areas, a podcast suite, quiet study rooms, a social laundry area, a gym/fitness suite. In addition, at the ground floor level are an internal cycle storage area, bin storage, plant rooms, a staff office and parcel store area. Four bedspaces are also proposed at ground level.

As set out below in consideration of matters relating to the siting, appearance and impacts of the proposals, whilst the proposals would see a considerable uplift in accommodation provided on the site, the proposed development is considered acceptable in this instance

Site Layout

The proposed development comprises the provision of a T shaped building. The southern section abuts the footpath on Hyde Grove and runs approximately east-west. The northern section has a north-south orientation within the site. The building is set back from Plymouth Grove by approximately 3.5m, maintaining the existing building line and green frontage on this part of Plymouth Grove. The positioning of this has been largely derived by the current arrangement of buildings on surrounding sites.



Outdoor amenity space would be retained to the north and east of the building in the form of hard and soft landscaping, with seating areas.



An external cycle store would be located to the northwest of the proposed building, together with visitor cycle storage provision

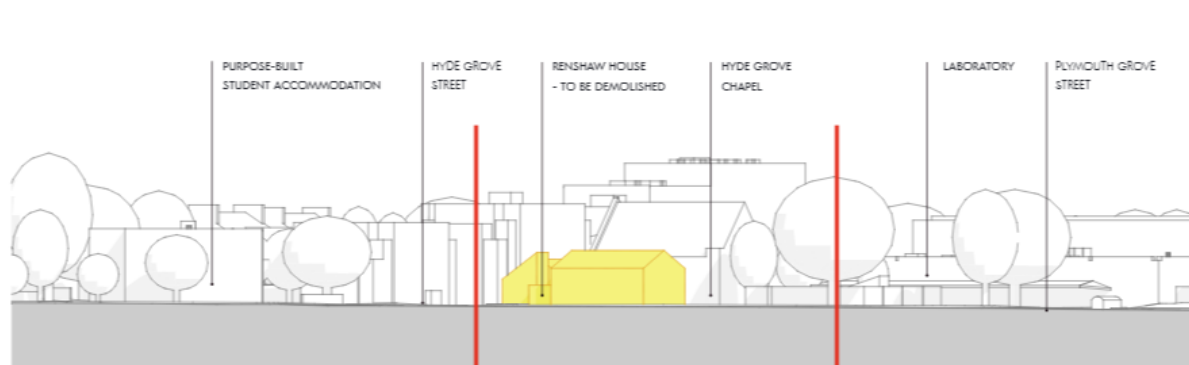
The potential for setting the proposed building back from Hyde Grove has been explored, however, this would result in the building encroaching significantly into Root Protection Zones of trees located along the north-west boundary of the site and would also significantly reduce the external landscaped amenity space for future residents.

The proposed building is set further away from the former chapel than the current building on the site. Therefore, the principal elevation of the former chapel would remain visible, whilst more of the porch to the side elevation would be visible as a result of the proposals.

It is considered that the overall layout proposed is acceptable and reflective of the constraints and context of the site.

Scale, Design and Appearance

The application proposals are accompanied by a Design and Access Statement, and a Design and Access Statement Addendum which considers the revisions to the scheme during the consideration of the proposal.



Existing contextual elevation from Plymouth Grove



View from Hyde Grove



View of western side gable

View from Plymouth Grove

The applicants submitted documents set out that the proposals provide an opportunity to improve the urban design and placemaking of the site as part of a comprehensive regeneration strategy, through the creation of a more varied and improved townscape through the proposed building.

The applicant has undertaken an assessment of the context of the site, this identifies a range of building heights in the area ranging from: two storey elements associated with former church building to the west to part 4, part 5 storey buildings top the opposite side of Hyde Grove. The scale of the proposed new building would be broadly consistent with student accommodation buildings directly opposite the site which are 4-5 storeys.

The proposals have been designed and orientated to provide a strong street frontage to Hyde Grove addressing issues with the current arrangement of buildings on the site which do not provide natural surveillance or sense of enclosure to the street. Whilst consideration of impacts of scale are considered further below with regards to residential amenity and impacts on the buildings in proximity to the site, the approach to the scale of development in respect of the site, its context, and relationships to adjacent sites and properties is understood and considered appropriate in this instance.

The appearance of the proposals has been informed by an understanding of the character of the area and an understanding of the heritage of the built form and environment in the vicinity of the site.

The building would be built in brick. The ground floor will be a dark grey brick, with the upper floors a red brick. The uppermost floor incorporates metal cladding and would be set back of the lower floors of the proposed building. The ground floor social areas would include the provision of large windows, maximising the use of and access to natural daylight and sunlight.

Fenestrations to the upper floors are consistent comprising large windows with brick detailing features surrounding the openings.



Typical Window 3D View - 1.20(8)A3

The overall approach to the design and appearance of the proposals set out within the supporting documents and drawings are considered to be of high quality with detailed consideration of finishes, window and entrance design. There would be an overall uplift in terms of appearance and finishes from the existing buildings on site which fail to deliver a high-quality environment and detract from the character of the area.

It is considered that the cohesive approach to design and appearance of the proposals together with the high quality of finishes outlined above would enable the scale of development to successfully assimilate into the street scene and wider area. As such it is considered necessary to attach appropriate conditions to any approval to agree the exact specification of the material finishes to ensure delivery of the proposals set out within the application documents.

Impact of the historic environment and cultural heritage

Legislation and planning policy seek to preserve and enhance the character, appearance, and historic interest which heritage assets possess. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that 'special regard' is paid when taking decisions affecting listed buildings and their settings and conservation areas.

The site is not in a conservation area and there are no listed buildings at the site. There are, however, listed buildings nearby including No.84 Plymouth Grove (68.3m to the south east of the site) which is a Grade II* listed building (Elizabeth Gaskell's House), with nos.2-4 Swinton Grove 70.8m to the south of the site and No.65 Plymouth Grove (Plymouth Grove Hotel) 63m to the north west of the site, all having Grade II listed status.

The application is supported by a Heritage Impact Assessment. This document is proportionate to the application proposals to identify the significance of designated heritage assets in the vicinity of the site and to assess the potential impacts of the

application proposals on those assets. The Assessment indicates that the ability to appreciate the architectural and historical significance of the listed buildings would be unaffected by the proposed development.

Given the location of the application site, its physical separation from the listed buildings, together with intervening land uses, buildings and associated infrastructure it is considered that the application proposals would give rise to less than substantial harmful impacts to the listed buildings.

As less than substantial harm to the Grade II* and Grade II Listed Buildings in the vicinity of the site has been identified, this harm has to be weighed against the public benefits of the proposals.

It is considered that there would be a range of benefits deriving from the proposals and these included:

- the replacement of accommodation that with a development which would improve the overall appearance of the site;
- a high quality of proposed development that would also contribute to an improved street scene.
- contributing towards the provision of additional student accommodation which have been identified as being needed in the city and that supports the functioning and development of the universities;
- creation of jobs during the construction phase and the operational phase
- effective and efficient use of a sustainably located brownfield site;
- Bio-diversity net gain on site; and,
- Provision of energy efficient buildings and accommodation.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and therefore meet the requirements set out in paragraph 221 of the NPPF.

Daylight/Sunlight and Overshadowing

The application proposals are accompanied by a Daylight and Sunlight assessment which assess the impact on existing light levels upon neighbouring residential buildings and the proposed residential accommodation. The assessment uses the industry standard methodology as prescribed by the Building Research Establishment (BRE) guidance 'Site layout planning and daylight and sunlight' (2022).

The main criteria used in the analysis to show compliance in the assessment is the: the Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH).

VSC measures the general light available on the outside plane of the window as a ratio (%) of the amount of total unobstructed sky viewable following the introduction of visible barriers, such as buildings. The maximum value is just under 40% for a completely unobstructed vertical wall.

The relevant BRE recommendations for daylight and sunlight are:

The Vertical Sky Component measures at the centre of a window should be no less than 80% of its former value, where the window(s) do not meet this criteria, BRE

guidelines state that if the VSC at the centre of a window is more than 27% of available light, then diffuse daylighting would not be adversely affected.

Annual Probable Sunlight Hours (APSH) is a measure of the amount of potential direct sunlight that is available to a given surface. Only windows which face within 90 degrees of due south need to be assessed. BRE guidance states that windows should continue to receive 80% of their pre-development value, or 25% of available hours over a year/5% of hours in winter to be considered well lit, or if the window has a reduction in sunlight received over the whole year less than 4% of annual sunlight hours.

The immediate neighbouring dwellings identified for analysis were nos.77-85 Plymouth Grove, 82 Plymouth Grove and Building A1- A11 Hyde Grove and the former Chapel Building on Hyde Grove.

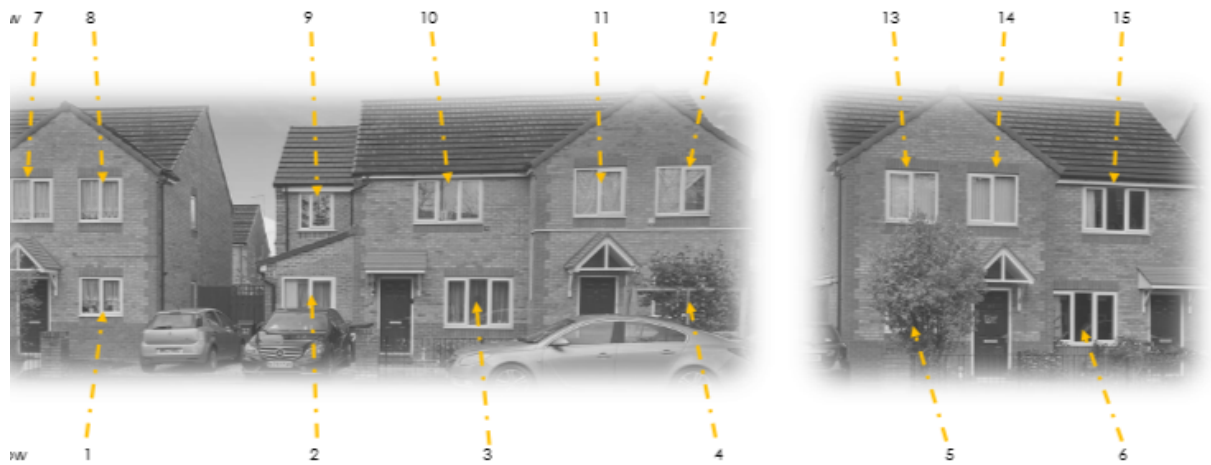
Target Study Area



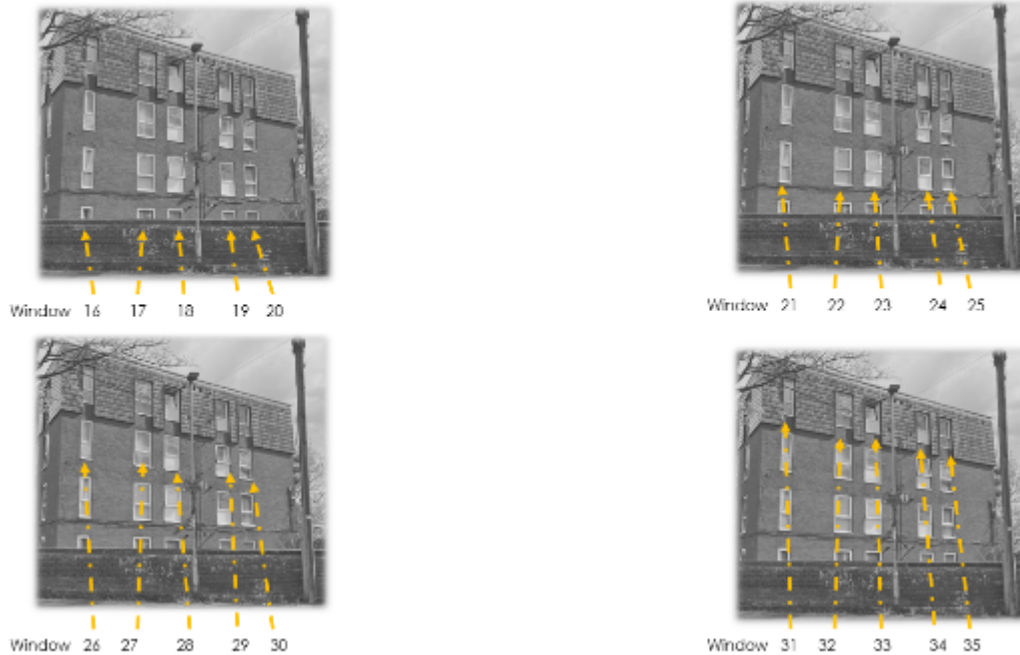
This concludes that of the 80 windows assessed at neighbouring properties, 66% result in a pass against BRE guidance. The remaining 34% comprise minor (where the loss of daylight and sunlight is reduced within 20-35% of the BRE Guidance Values) or moderate impacts (where the loss of daylight and sunlight is reduced within 35-50 % of the BRE Guidance Values) in terms of access to daylight.

For clarity, the report identifies the loss of light to nos.77-85 Plymouth Grove, 82 Plymouth Grove, the rooflights to the former Chapel Building and the third and fourth floors of Building A1-A11 as having a negligible impact,

No.77 – No.85 Plymouth Grove – Front / South Elevation

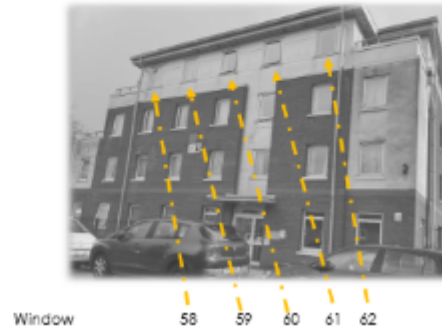
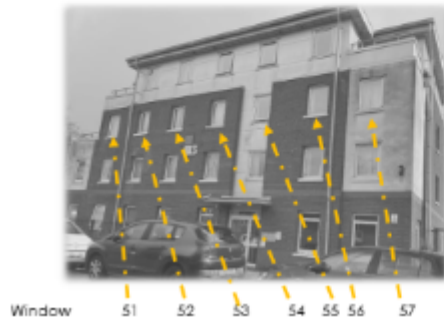
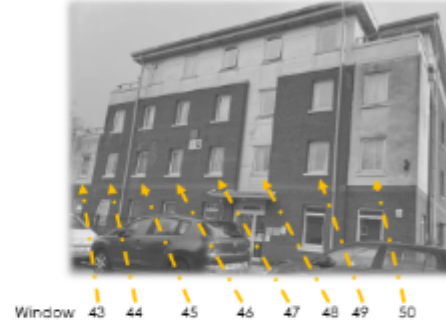
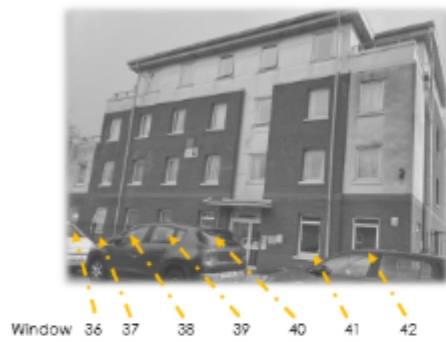


No.82 Plymouth Grove / West Elevation – Ground to Third Floor

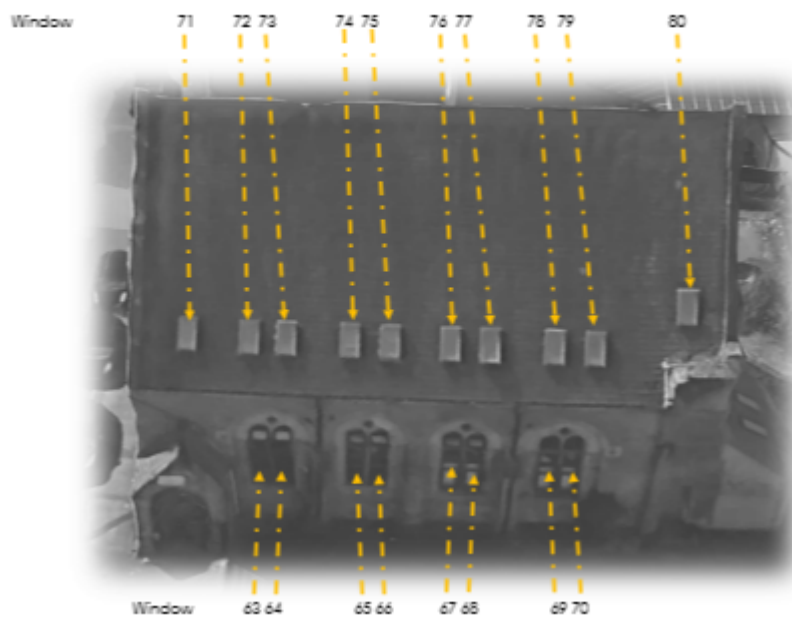


with the windows to the side gable of the former Chapel building, and on the front elevation at ground and first floor level in the Building A1-A11 to the south of Hyde Grove having a minor loss of light (with the exception of window nos. 36 and 37 in the Building A1-A11). The former Chapel Building to the west of the site lies directly on the boundary with the site.

No. 'A1 – A11' Hyde Grove – Front / North Elevation – Ground to Third Floor



The Old Church Grove – Side / East Elevation



The moderate effect relates to two ground floor windows on the frontage of Building A1-A11 Hyde Grove, (windows nos. 36 and 37). These windows at ground floor level on the opposite site of Hyde Grove and lie 16.7m to the south of the site and serves student bedrooms, which is a common relationship which occurs across roads across the city.

The report also references that an annual probable sunlight hours assessment was also completed on all windows which face within 90 degrees of due south, and that all these windows passed this assessment.

It is therefore considered that the proposed development is consistent with BRE guidance and relevant planning policy in terms of daylight and sunlight, especially having regard to its sustainable urban location. On balance, it is believed that the proposed development demonstrates that the impact upon neighbouring sunlight/daylight levels would not be so significant to warrant the refusal of permission.

Loss of privacy /overlooking

The former two storey Chapel premises in use as student accommodation, lies directly on the western boundary of the site. The former Chapel building has vertical lancet design windows side elevation of the building which serve two of the floors of accommodation. Further, rooflight have also been incorporated into the roof slope of the former Chapel.



Former Chapel western elevation



Former Chapel in grey to the left and proposed service area and Building to the right

The proposal would site the proposed development 9.5 m from the side wall of the former Chapel. A window to an office at ground floor level and the landing windows directly above the office at the floors above, would face the windows in the side gable of the former Chapel. It is therefore proposed that these windows are obscurely glazed to a height of 1.7m above internal floor level to ensure the privacy of the existing students in the former Chapel is safeguarded. A window at each floor, is also proposed on the side elevation of the proposed PBSA in proximity to Hyde Grove which would face a doorway to the Chapel, but would not be in a direct line of sight of the windows in the Chapel. Windows to the north eastern elevations would be in excess of 21m from windows in existing dwellings on Plymouth Grove. The proposed windows to the front elevation of the proposed development would be 16.7m from the PBSA located to the south of Hyde Grove, and 23.7m from the

windows within the side gable of the apartment block at no.84 Plymouth Grove, at the closest point. Whilst there would be a series of windows across a number of floors it is not considered that the form of development would give rise to a loss of privacy or overlooking of existing residential properties.



Amenity Space

The proposals incorporate external space for occupiers of the development. The current landscaping at the site comprises grassed areas, with some tree planting to the perimeter of the site.

The proposals seek to improve the setting to Plymouth Grove, with tree planting and landscaped areas incorporated into the overall layout and design of the scheme to establish amenity space in association with the building. The proposals also seek to ensure that landscaping and landscaped areas enhance the current ecological and biodiversity value through creation of habitats and appropriate planting and tree species.

Disturbance and activity associated with the use

The applicant has submitted a student management plan to accompany the application. This sets out the approach to the management of the site through its on-site management office and team who are encouraged to engage and work with the local community and to resolve matters that may arise.

They further advise that they are members of the Accreditation Network UK (ANUK) and ARLA.

ANUK (Accreditation Network UK) runs the National Code of Assured Accommodation, a UK-wide scheme setting high standards for safety, quality, and management in student housing. It is endorsed by the National Union of Students (NUS) and ensures transparent, student-focused accommodation.

As an ANUK-registered provider, they would adhere to the code's standards, including:

- Maintaining high-quality, safe accommodation.
- Providing clear and fair student agreements.
- Operating a robust complaints process.
- Conducting regular property inspections.

ARLA (the Association of Residential Letting Agents) is a leading professional body for letting agents in the UK, operating under Propertymark. It sets high standards for its members, ensuring compliance with industry regulations, ethical practices, and continuous professional development.

The applicant has further confirmed their commitment to maintaining professional standards and being fully compliant with the National Code of Assured Accommodation

The accommodation would have onsite management cover present 24 hours a day who would be expected to act in the interests of good neighbourliness to local occupiers.

The proposals would see an increase in the numbers of people residing at the site, activity and movements to and from the site would be via the existing access from Hyde Grove onto Plymouth Grove. Given the levels of activity on this road and adjacent uses it is not considered that the increase in occupation would give rise to unacceptable impacts from associated movements of people to and from and within the site. The formation of built form along street frontages on Hyde Grove and Plymouth Grove within the site would assist in minimising potential disturbance particularly later in the evenings.

The layout together with the effective management of the site as set out above is considered to be acceptable to minimise impacts on residential amenity from the occupation of the site.

Noise Impacts

An Environmental Noise Survey and Noise Impact Assessment report has been prepared and submitted alongside the application and this has been fully assessed. The submitted noise assessment has considered the impacts from noise in relation to the proposed development. This identified that the dominant noise source at the application site was from road traffic noise on Plymouth Grove. Noise levels are anticipated to be too high to rely on openable windows alone for ventilation without resulting in a harmful impact on residential amenity. As such alternative ventilation systems, such as MVHR or ventilators would be provided

Due to the inclusion of plant and equipment as part of the development there would also need to be measures to ensure any impacts would not give rise to unacceptable impacts to residential amenity. As recommended in the response from Environmental Heath a number of conditions are proposed to deal with these matters.

Highway Matters

The application is accompanied by a Transport Statement and a Framework Travel Plan which have been fully assessed. Highway Services raise no objections to the proposals on highway safety or capacity grounds as such the proposals are not considered to give rise to unacceptable impacts on highway safety and the cumulative impacts on the road network are not considered to be severe. However, as set out below there are matters that require proportionate mitigation to improve access to and from the site particularly by pedestrians and cyclists.

The site is served via Plymouth Grove and Hyde Grove with pedestrian, cycle and vehicular access to the proposed development.

The site is considered to be accessible by a variety of modes of transport including by walking and cycling with good provision of facilities in the vicinity of the site to allow access to a range of services and facilities including bus services. The site is located within an area of relatively high accessibility to public transport services. As such the site is in a highly sustainable location.

The overarching car parking strategy for the proposed development would be to promote zero car use with future residents advised of the adopted strategy as part of any lease agreement. It is, however, envisaged that future users of the site are unlikely to own cars due to the occupiers being students.

The proposals would reduce the level of car parking available on site, with the level of provision being limited to the demarcation of 2 accessible spaces on Hyde Grove adjacent to the entrance of the proposed building. It is recommended that this aspect of the scheme is conditioned, together with a requirement for a detailed travel plan.

The application proposals include the provision of an internal secure cycle store and an external secure store for cycle parking at the site. This would enable an overall provision of 80 spaces (including 6 visitor spaces).

The proposed level of cycle parking provision is considered to be acceptable.

The existing vehicle access would be retained and would provide access to a short stay vehicle bay / service area. This area is designed to be used during waste collection, for deliveries, as parking for maintenance contractors, and by emergency services. During the beginning and end of the academic year, whilst the use of sustainable modes of transport would be encouraged, there is anticipated to be vehicles requiring access to the site as residents move in / out of their accommodation. The applicant has advised that residents would be able to book a time slot for parking at the property to unload their belongings.

In addition to servicing the applicant has provided an outline strategy relation to students moving in /out of the building. It is recommended that a condition to require a detailed moving in /out strategy be attached to any approval.

Highway Services identify several matters that they consider would require mitigation via appropriately worded conditions this includes the provision of footway resurfacing at the site frontage on Hyde Grove, provision of tactile paving/dropped kerb provision along Hyde Grove in the vicinity of the site, provision of kerbside restriction at the Hyde Grove/Plymouth Grove junction, and the upgrading of the existing pedestrian crossing on Plymouth Grove

Waste Management

The bin store would be located within the building accessed from the shared courtyard to the north of the building.

Bin collection would be via private collection once a week.

The bin store has been sized to accommodate 4 x 1100L Eurobins with the space to manoeuvre them to the external door. On bin collection day, the building management team would relocate the bins to the back of the footway on Hyde Grove, ready for emptying by the refuse vehicle. The building management team would then return the bins once serviced.

A condition is recommended to be attached to any approval to require finalised details of the capacity for the storage of pulvable materials and food waste and that the development is operated in accordance with the approved waste management strategy.

Crime and Security

A Crime Impact Statement (CIS) has been prepared and submitted alongside the application. This confirms that the proposals have been assessed against the principles 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime. The CIS positive aspects of the scheme including additional activity, and natural surveillance, and there would be a 24/7 staff presence on site to manage access.

The CIS has acknowledged some areas for consideration relating to staffing and access controls, boundary treatments / means of enclosure, defensible barriers to ground floor habitable windows, and access to the bike stores, and includes measures to respond to the matters raised.

It is proposed to attach a condition to any approval of the proposals, to ensure that the measures set out in the CIS are incorporated with the proposed development, so that Secured by Design Accreditation would be achieved.

Landscaping and Trees

There are existing trees to the northern and eastern boundaries of the Site. Where possible, these would be retained. The proposed development would however involve the loss of 3 trees and three groups of trees. A Tree survey accompanies the application, which confirms that there are no trees of high value within the site, with trees along the boundary of Plymouth Grove being of poor condition generally (1 tree and a group of trees Category 'U') , and 1 tree and a group of trees Category 'C' to the Hyde Grove frontage . There are, however, two trees on the northern boundary with the Blood Centre, with two further trees lying slightly further north of the site which are Category B trees, where consideration will need to be given to root zones during the construction period

A total of 15no. additional native trees are to be provided, in the form of 5 semi mature trees set in landscaping to the Plymouth Road frontage and northern boundary, and 10 heavy standard garden trees located in the landscaped areas to the north and east of the site. The existing hedgerow to the northern boundary would be retained and enhanced, with an evergreen hedge proposed to screen the proposed external cycle store. In addition, areas of biodiverse lawn and biodiversity rich planting will be provided within the site.

The application proposals are accompanied by an arboricultural impact assessment and full detailed landscaping scheme including tree planting, it is indicated that the landscaping and tree replanting strategy has informed the design process of the proposals to minimise the loss of existing trees and to ensure areas of new planting ensure the longevity of existing and proposed trees. The City Council's Arboriculturist has undertaken a review of the submitted assessments.

In terms of landscaping, the submitted landscape masterplan and planting strategy proposes a hard and soft landscaping scheme to provide a high-quality environment that would respond positively to the setting of existing and proposed buildings and street-scene. The scheme would create an outdoor breakout space for use by occupiers of the development and enhance the public realm around the proposed building.

This enhancement would be achieved by planting trees along the boundary, creating a row of trees that would add to the visual appearance of the frontage along Plymouth Grove.

Whilst it is regretted that the application proposals would result in the loss of trees on site, these losses can be effectively mitigated through the landscaping scheme which would be subject of specific conditions together with a long term Habitat Management and Maintenance Plan.

Ecology and Bio-diversity

The application is accompanied by a Preliminary Ecological Appraisal, and a Biodiversity Metric Report these documents have been fully assessed. The site has been confirmed as not containing any statutory or non-statutory designated sites and does not contain any notable or rare habitats. In addition, the site was assessed as having a low value for foraging and commuting bats, and that the existing buildings had negligible bat roosting potential. However, Tree refs: T1 and T2 both have cavities which may have bat roosting potential. It is therefore proposed to attach a condition to require these trees to be removed utilising soft-felling techniques as outline in section 4.3.3 of the in the Preliminary Ecological Appraisal e3p ref. 81-571-R1-1.

The proposals do result in the loss of trees and as such any approved removal of trees would need to be undertaken outside of bird nesting season and an appropriately worded condition is proposed.

Furthermore, if the development were not to start on site within 12 months, conditions are proposed to require further surveys for the presence of bats and badgers at the site.

There are recommendations for further biodiversity enhancements to be included within the development in the form of bat and bird boxes together with other measures including the landscaping scheme described above. Together these measures and enhancements are predicted to see a net gain on site of biodiversity of 89.66%, through the planting of native, species rich planting, and the planting of 15 additional trees, the planning of hedgerows and the provision of green roofs, (Biodiversity Net Gain of 0.27 in Habitat Units (+89.66%), and 0.05 in Hedgerow Units (13.79%) within the Site). The trading rules of the metric have been satisfied, as habitats lost have been 'traded up'.

The planting scheme includes a species-rich native hedgerow, a non-native and ornamental hedgerow, 15 trees, a biodiverse lawn area of mixed scrub and a biodiverse green roof. This is considered to be a significant benefit arising from the proposals, in excess of that required by adopted policy and planning legislation. As such condition is proposed related to a 30-year habitat management and maintenance plan related to the measures which are proposed to be implemented.

Flood Risk/Surface Water Drainage

The site is also located in an area at low risk of flooding from surface water, groundwater, sewer flooding, tidal flooding, and reservoir flooding, within Flood Zone 1, where a low risk of flooding is anticipated (indicating an annual probability of fluvial flooding of less than 1 in 1,000).

A flood risk assessment and drainage strategy has been submitted alongside the application which has been considered by the City Council's Flood Risk Management Team.

The proposals incorporate a range of proposed methods to control surface water flow entering into the public sewer system, to reduce the runoff rate by 50%.

A sustainable drainage strategy, incorporating green roofs, attenuation of rainwater beneath permeable surfaces, and with attenuation tanks if the attenuation volumes below permeable surface not being sufficient, is provided reduce any potential for adverse impacts from surface water within the proposed development.

The overall strategy is acceptable subject to the final detailed designs of the drainage proposals being submitted for approval. Suitably worded conditions are proposed to be attached to any approval of the proposals

Ground Conditions

A UXO assessment was undertaken, and it is understood that whilst bombing took place in the local area during WWII, the evidence available suggests that the church which previously occupied the site did not sustain any damage. On this basis no further UXO assessments are considered to be necessary as it is thought highly unlikely that any unexploded ordnances are present within the site.

The application includes the submission of a Phase I Desk Study report on the ground conditions of the site and to identify any areas requiring remedial action.

The report suggests that overall contamination risks are considered low, with a moderate risk to construction workers from potential Made Ground associated with the historical development of the site, and possible ground gas due to on and off site Made Ground. It is recommended that a suite of testing and monitoring for ground gas be carried out at the site for a generic quantitative risk assessment.

It is considered that these matters can be managed by a suitably worded planning condition requiring the undertaking of a remediation strategy followed by a need for subsequent verification reporting.

Environmental Standards

City Council policy requires that developers focus on achieving low carbon and energy efficient developments and therefore development should be expected to demonstrate its contribution to these objectives.

The application has been accompanied by an Environmental Standards Statement which sets out how the proposed scheme complies with the energy efficiency requirements and carbon dioxide emission reduction targets prescribed within the Development Plan.

The proposed development would provide a low energy, sustainable building. The proposals have been designed to follow the energy hierarchy aiming to initially minimise building energy demands through passive design measures, followed by application of energy efficient systems with the opportunity of renewable technologies then considered. This would be achieved through the high specification of the building fabric itself, the use of low energy lighting systems, large windows providing high levels of daylight and sunlight, and also through the incorporation of renewable energy measures including the addition of PV panels, and an air source heat pump, to reduce the demand on the national grid. The measures proposed are expected to result in a 16.6% betterment over Part L 2013 building regulations, and a betterment on Part L 2021 building regulations. Furthermore, the applicant has advised that to achieve net zero carbon during operation, the development would be signed up to a 'Green Tariff' whereby all the electricity used by the building would be 'matched' by renewable energy, bought by the energy supplier

Green roofs are also provided to aid in the management of surface water run-off and to increase levels of biodiversity within the site

The approach set out in the submitted documents is considered to be acceptable and consistent with national and local policy.

Air Quality

The site is situated within a highly sustainable location with excellent access to a range of amenities and public transport and within walking distance of the nearby universities which the proposal is intended to serve.

The proposal would be car free (with the exception of two disabled bays to be demarcated on Hyde Grove), and would not generate additional traffic on the local road network.

The site is not located within an Air Quality Management Area ('AQMA'), but is approximately 150m from a Greater Manchester Combined Authority ('GMCA') AQMA covering part of Upper Brook Street to the west of the site, which is a busy, main arterial route and transport corridor. It is therefore considered unlikely that there would be any significant or harmful contribution to air quality as a consequence of vehicular movements or ongoing activity when the development would be operational.

The proposal includes cycle storage and would require a detailed Travel Plan to be agreed. The development will also incorporate energy efficient measures as part of the development, as outlined in the section relating to environmental standards. Together such measures would serve to limit the impact the air quality in the area.

Any impact during construction would be limited and temporary in duration. Mitigation measures would be implemented to reduce dust emissions and through the use of good practice control measures via the implementation of a Demolition/Construction Management Plan. Air quality factors are not considered a constraint to development of the site. A condition has been included to ensure the mitigation measures contained within the submitted Construction Management Plan are complied with.

Affordable student accommodation

The Executive reports set out within the policy section of this report relating to the provision of PBSA in the city recognise that PBSA should include an affordable element.

The originally submitted scheme would have included the provision of some of the proposed rooms at affordable rent, however, following the reduced scale of the proposed development, due to scale and massing issues, the applicant has submitted a viability report in order to demonstrate that they would no longer be able to offer a percentage of affordable rented studio bedrooms. This report is currently being independently assessed and the outcome will be reported to the Committee.

Accessibility

Level access would be provided to the building and around the site, and accessible toilet provision is provided at ground floor level in proximity to the communal social space. Two accessible parking spaces are provided adjacent to the main entrance, reducing the travel distance for those with reduced mobility utilising those spaces. Eight bedrooms which are larger than the studio bedroom accommodation proposed, which would be capable of adaptation to meet the needs of individuals.

Archaeology

The application is supported by an archaeological desk-based assessment, which provides a historical background to the site and has evaluated the archaeological potential of the site. The report suggests that any remains of the church, if present, are of negligible significance and therefore the impact of the development upon these remains is considered to be neutral. On the basis that GMAAS agrees with the conclusion drawn by the desk-based study, it is considered that no further consideration of archaeological matters is warranted.

Broadband Connections

There is existing broadband infrastructure and good connectivity already available in the study area, with existing fibre installed along streets adjacent to the site.

TV and Radio Reception Impacts

A signal survey and reception impact assessment have been undertaken to determine the potential effects on the local reception of television and radio broadcast services from the proposed Renshaw House development, on the basis that development over four storeys has the potential to give rise to impacts to TV and radio reception.

Accordingly, impacts to the reception of VHF (FM) radio, digital terrestrial television ((DTT) also known as Freeview) and digital satellite television services (such as Freesat and Sky), have been assessed.

The assessment indicates that the proposed development has the ability to cause interference to the reception of digital satellite television services (such as Freesat and Sky) in areas to the immediate northwest of the site. Based on the originally submitted scheme, the affected area was up to 45m from the base of the proposed building. However, as there were no satellite dishes / receptors located in this area, no interference effects will be realised. In addition, due to the height of the building being reduced, the identified affected area referenced above would effectively be a worst case scenario.

The assessment also considers that it would be unlikely to adversely impact the reception of VHF(FM) radio broadcasts due to the existing good coverage in the survey area and the technology used to encode and decode radio signals.

Overall, the proposed development is unlikely to cause any interference to the reception of any television or radio broadcast platform

Boundary treatment

1.8m high black metal railing fencing to north and western boundary, and to separate the servicing area from the rear amenity space. A low wall with piers and railings above set is proposed the boundary with Plymouth Grove. The type of boundary treatment will enable passive surveillance from both within and outside the site. A condition is proposed in respect of the colouration of the materials to be used.

Community Involvement

A consultation leaflet was prepared by the developers and distributed to 219 addresses within proximity to the Site. The leaflet included a copy of the proposed ground floor plan, as well as a visualisation of the scheme. Consultation contact details were provided, and residents were encouraged to contact the Applicant with any queries or concerns that they may have.

One response was received from a neighbour, and the applicant met with them on 9th April 2024. The information accompanying the application suggests that the primary concern raised at that time related to the siting of the sub-station in proximity to residential windows, and the potential for noise disturbance. The developer has stated that further information was provided to the neighbour in regard to anticipated

noise levels associated with operational noise levels associated with the substation. It was confirmed any noise would very low level. Furthermore, the sub-station has been relocated within the site, further from existing residential accommodation in proximity to the site, and the external cycle store has been relocated to be between the closet residential accommodation and the proposed relocated substation, which would further reduce potential noise impacts from the proposed substation.

Matters raised by Ward Councillors with the applicant in March 2024 (prior to the submission of the application) included appropriate management of parking and any anti-social behaviour from residents, as well as encouraging residents to integrate themselves into local community. The applicant has stated that the appointed Operational Management Company ('OMC') had clear and enforceable policies in place regarding parking and anti-social behaviour and that they actively encouraged and sought opportunities for residents to engage with and include themselves within the local community. The OMC's policies on these matters are detailed within the Operational Management Plan.

Other matters

The concerns expressed in regard to the maintenance of the side elevation of the property to the west via a 750mm strip (creating the boundary) the full length of the Old Church for maintenance is noted, but this is a civil matter for the adjoining landowner and the applicant.

It has been recognised by Planning Inspectors in recent appeals that the provision of PBSA accommodation would operate in a manner that contrasts with Houses in Multiple Occupation, in that it would be more effectively managed and would limit the potential for late night activities and associated noise, crime and antisocial behaviour. It was reasoned that whilst outside of the application site it would be more difficult to manage behaviour, if this was attributable to its occupiers, those who manage the proposal could be approached by the relevant authorities. It was also considered in that case that the proposed student management plan would include measures that seek to keep such noise and disturbance to a minimum.

This site has been used for student accommodation (albeit at a smaller scale than proposed). It is acknowledged that the proposal would increase the level of accommodation at the site, but it would operate as a managed facility with on-site staff and supervision and would be subject to the operation of a student management plan. Such a plan has been submitted alongside the application which sets out amongst other things that the site would be subject to a support and security team 24 hours a day. The current proposals have to be considered on its planning merits and the extent of the harm. The Council does not consider that managed accommodation on the site, following revisions to the original planning submission would cause a significant increase in activity or disturbance in the area that would justify rejecting the application.

Conclusion

On balance, it is considered that the proposed development would make effective use of brownfield site and represents an appropriate and satisfactory form of development that would make a meaningful contribution to the supply of student accommodation.

The site is situated within a highly sustainable location close to the main Manchester University campuses and would deliver regenerative benefits involving economic, social and environmental improvements including job creation and spending in the local economy. It is felt that given the surrounding environmental context, coupled with the design, scale and appearance of the building, the proposed development would enable the development to make the most efficient use of the land and would assimilate effectively into its surroundings.

It is considered that the proposed building has been designed to a high standard and the layout and form of buildings has taken account of the setting of the Listed Buildings and existing residential properties to reduce impacts. The site is located within a highly urbanised environment and responds positively to the character, scale, massing and varying height of adjoining buildings.

The proposals would deliver a wide range of significant benefits as outlined in this report. There would be no significant harmful impact upon either residential amenity, or the operation of the highway and it would integrate effectively into the wider streetscape. As such, the proposed development accords with relevant local policy and planning guidance.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation Minded to Approve (subject to the outcome of the independently assessed viability report)

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included discussions about the form and design of the development and amended details and drawings have been provided by the applicant. The proposals are considered to be acceptable and appropriately worded conditions are proposed.

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Planning Statement dated May 2024(including Statement of Community Involvement) (notwithstanding reference to the type and quantum of Accommodation proposed in connection with the originally submitted scheme
Archaeological Desk Based Assessment dated March 2024 issue v.1
Broadband Connectivity Assessment Issue 0.1 dated 01.05.2024
Construction Management Plan May 2024
Crime Impact Statement Version : 07.05.2024 reference :2024/0058/CIS/01
Health and Safety Method Statement and Associated Risk and COSHH Assessment related to demolition works dated 15 November 2024
Design and Access Statement (revised by Design and Access Addendum received 15.11.2024).
Phase 1 Desk Study Report dated February 2024 Final Report - Report No. 100948
Preliminary Ecological Appraisal reference : 81-561-R1-1 dated January 2024
Tree Survey ref: 231010
Transport Statement Issue 1 06.05.2024
TV and Radio Reception Impact Assessment Issue 0.1 dated 16th April 2024
Stage 1 Preliminary UXO Study Report Ref: PRA-24-2414
Site location plan ref: (544)2337-GWP-01-00-D-A-(PA) 0001 rev..P01
Topographical Survey plan ref: (544)2337-GWP-01-00-D-A-(PA) 0002 rev.P01
Demolition Ground Floor Plan ref: (544)2337-GWP-01-00-D-A-(PA) 0006 rev.P03
Demolition First Floor Plan ref: (544)2337-GWP-01-00-D-A-(PA) 0007 rev.P02

Received 20th May 2024

Proposed substation (544)2337-GWP-01-GF-DR-A-(PA) 0024 rev.P03
Received 12th August 2024

Student Need Assessment received 1st October 2024

Proposed site plan (544)2337-GWP-01-00-D-A-(PA) 0008 rev.P05
Proposed ground floor plan (544)2337-GWP-01-GF-D-A-(PA) 0009 rev.P09
Proposed first floor plan (544)2337-GWP-01-01-D-A-(PA) 0010 rev.P06
Proposed second floor plan (544)2337-GWP-01-02-D-A-(PA) 0011 rev.P06
Proposed third floor (544)2337-GWP-01-03-D-A-(PA) 0012 rev.P06
Proposed fourth floor (544)2337-GWP-01-04-D-A-(PA) 0013 rev.P07
Proposed roof plan (544)2337-GWP-01-RL-D-A-(PA) 0015 rev.P07
Proposed North West elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0016 rev.P06
Proposed North East elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0017 rev.P06
Proposed South West elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0018 rev.P06
Proposed South East elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0019 rev.P06
Proposed Section A (544)2337-GWP-01-ZZ-D-A-(PA) 0020 rev.P05
Proposed Section B (544)2337-GWP-01-ZZ-D-A-(PA) 0021 rev.P05
Proposed Context elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0022 rev.P05
Proposed Materials Study Ref: (544)2337-GWP-01-02-D-A-(PA)-0023 Rev P03
Proposed Boundary Treatments Ref: (544)2337-GWP-01-XX-DR-A-(PA)-0028 Rev P04
Typical Window Reveal Detail Ref: (544)2337-GWP-01-XX-D-A-(PA)-0029 Rev P01
Typical Window and Scalloped Cladding Ref: (544)2337-GWP-01-XX-D-A-(PA)-0030 Rev P01
CGI View from Hyde Grove
CGI View from Hyde Grove (Dusk)
CGI View from Plymouth Grove
Design and Access Addendum dated November 2024
Landscape Layout – Ground Floor ref: 4623 101 E
Landscape Layout – Roof Floor ref: 4623 102 C
Planting Plan ref: 4623 201 C
Air Quality Assessment ref: P7207-R1-V3 dated 15th November 2024
Arboricultural Impact Assessment ref: 231010b AIA
Arboricultural Method Statement ref: 231010b MS
Biodiversity Metric Report Reference: 81-561-R2-6 dated November 2024
External Daylight and Sunlight Study ref: 12016 Rev 1 dated 08.11.2024
External Lighting Strategy ref: MJC-XX-XX-69-RP-0001 dated November 2024
Drainage Strategy ref: 30094-BGL-XX-XX-RP-C-00002 V4 dated 6th November 2024
Environmental Standards Statement dated 4th November 2024
Gateway One Fire Statement ref: 00280-XX-XX-RP-FE-0001 Rev 02
Flood Risk Assessment ref: 30094-BGL-XX-XX-RP-C-00001 V4
Heritage Statement Addendum dated 12th November 2024
Environmental Noise Survey and Noise Impact Assessment ref: 31068/NIA1 rev.2 dated 8th November 2024
Transport Statement Addendum Note ref: 4178 TSAN.01
Ventilation Strategy ref: MJC-XX-XX-57-RP-0001 dated November 2024

Received 15th November 2024

Student Management Plan dated November 2024 received 21st November 2024

Financial Viability Assessment dated December 2024 received 18th December 2024

Typical Studio bedroom layout ref: (544)2337-GWP-01-XX-D-A-(PA)-0031 Rev P01
and Typical DDA Studio Bedroom layout ref: : (544)2337-GWP-01-XX-D-A-(PA)-
0032 Rev P01
Received 6th February 2025

Agent email confirming use of bricks within the proposed development date 10th
February 2025.

Reason - To ensure that the development is carried out in accordance with the
approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy
(2012).

3) Notwithstanding the draft Construction Management Plan, prior to the
commencement of development (including demolition works) a detailed demolition
and construction management plan outlining working practices, shall be submitted to
and approved in writing by the City Council as local planning authority. The submitted
management plan shall include:

- o The routing of construction traffic;
 - o Detail the vehicular activity associated with the construction including appropriate
swept path assessment;
 - o Details of the location and arrangements for contractor parking;
 - o The identification of the vehicular access points into the site;
 - o Identify measures to control dust and mud, including on the surrounding public
highway including: details of how the wheels of contractor's vehicles are to be
cleaned during the construction period;
 - o The details of an emergency telephone contact number for the site contractor to be
displayed in a publicly accessible location;
 - o A highway dilapidation survey including photographs and commentary on the
condition of carriageway/footways on construction vehicle routes surrounding the
site.
 - o Identify measures to reduce noise emissions;
- Development shall be carried out in accordance with the approved construction
management plan.

Reason - To safeguard the amenities of nearby residents and for highway
safety reasons and protection of wildlife pursuant to policies SP1, EN15,
EN19, DM1 of the Manchester Core Strategy (2012).

4) Notwithstanding the colouration of the brickwork shown on Proposed Materials
Study Ref: (544)2337-GWP-01-02-D-A-(PA)-0023 Rev P03,
prior to above ground works, samples and specifications of all materials to be used
on all external elevations of the development shall be submitted to and approved in
writing by the City Council as local planning authority.

This shall include the creation of a sample panel on site, and specifications of all
materials to be used on all external elevations of the development along with jointing
and fixing details, window reveals and soffits, details of finishes to be used to
prevent staining in, ventilation/air brick and a strategy for quality control
management. The approved materials shall then be implemented as part of the
development.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to the installation of the substation and external cycle store, shown on plan ref: (544)2337-GWP-01-GF-DR-A-(PA)-0024 rev.P03, , samples and specifications of all materials to be used on all external elevations of the substation and external cycle store shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

6) The development shall only be carried out in accordance the recommendations set out in sections 3.3 and 4 of Crime Impact Statement Version : 07.05.2024 reference :2024/0058/CIS/01the 20th May 2024. The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

7) a) Prior to the commencement of the development (including demolition work), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Labour Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships.
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal.
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) Notwithstanding the Drainage Strategy, prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable

Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies within the NPPF and NPPG and Manchester Core Strategy (2012) policies EN08 and EN14.

9) Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 8, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 8.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, , pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

10) a) The development shall be implemented in accordance with the Phase 1 Desk Study Report February 2024 received by the City Council as local planning authority on 20th May 2024.

b) Before the development hereby approved commences a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) shall be submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to

be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

11) Within 3 months of the commencement of development (excluding demolition work), full details of off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority. Such works shall include:

- Required amendments to TRO's at Hyde Grove to protect the service access and parking bays for disabled users
- Reinstatement of footway to Hyde Grove and Plymouth Grove frontage.
- Upgrade of the pelican crossing to a puffing crossing on Plymouth Grove.

The development shall not be occupied until the highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed details.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy (2012).

12) Prior to the commencement of development, with the exception of demolition and site clearance, a Delivery and Servicing Management Strategy shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of any loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:

- Designated delivery drop-off points
- Delivery and servicing hours for the site
- Provision of clear signage in common areas to guide delivery drivers to the drop-off point;
- Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries;
- Establish specific delivery hours for residents of the development where possible;
- Periodically review how the drop-off process is working and encourage resident feedback;
- Set up a secure delivery holding area within the development; and
- Monitor Security Concerns.

The development shall operate in accordance with the agreed strategy.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

13) Prior to the first occupation of the development hereby approved an Arrival/Departure Strategy in relation to the development shall be submitted to and agreed in writing by the City Council as local planning authority. The strategy shall set out details of how cars arriving and departing the site at the beginning and end of academic year are to be managed. The development shall be subsequently carried out in accordance with the agreed strategy.

Reason - To ensure that an appropriate strategy is in place to deal with peak periods of car arrivals and departures to the site and to minimise the impacts on the surrounding highway network pursuant to policy T2 and DM1 of the Manchester Core Strategy (2012).

14) Prior to the first occupation of the development hereby approved a detailed Travel Plan in relation to that phase shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the residential accommodation hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those residing or employed in the development;
- (2) A commitment to surveying the travel patterns of occupiers and staff during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development within any phase, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

15) Prior to the first occupation of the development hereby the space and facilities for bicycle parking shown on the plans referenced in condition no.2 be installed, retained and permanently reserved for bicycle parking for users of the development.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1

of the Manchester Core Strategy (2012).

16) The on street car parking spaces as identified on the approved plans listed within condition 2 of this decision shall be laid out, demarcated and be ready for use prior to the first occupation of the residential accommodation associated with the phase of development in which the car parking is located. The parking spaces shall be available for use at all times whilst the development is in operation.

Reason - To ensure that there is adequate car parking for the development proposed when the building is in use, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy (2012).

17)a) Finalised detailed designs and colouration the external lighting in the locations specified in the External lighting Strategy ref: External Lighting Strategy ref: MJC-XX-XX-69-RP-0001 dated November 2024, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

b) Prior to occupation of the respective phase of development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

23) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

24) a) The acoustic insulation of the development hereby shall be carried out in accordance with the measures in the Environmental Noise Survey and Noise Impact Assessment ref: 31068/NIA1 rev.2 dated 8th November 2024

b) Prior to the first occupation of the development, a verification report shall be submitted to and agreed in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the acoustic insulation scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved Unitary Development Plan policy DC26.

25) a) Prior to above ground works, a scheme for the acoustic insulation and treatment of the non-residential areas (gym, social /communal space), to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the gym, social /communal space is brought into use.

b) Prior to the first use of the gym, social /communal space a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties. pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved Unitary Development Plan policy DC26.

26) a) Notwithstanding the information referenced in condition no.2, prior to above ground works, a scheme for the storage and disposal of refuse (including pulpable recyclables and food waste) for the development , shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to the PBSA being first brought into use, finalised details for the management of the internal storage area and strategy for segregation of recyclable waste of that unit shall be submitted to and approved in writing by the City Council as Local Planning Authority.

c) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health of the occupiers, once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) No vegetation or tree clearance shall take place during the optimum period for bird nesting between 1st March and 31st August inclusive, unless nesting birds have been shown to be absent by a suitably qualified expert prior to vegetation being cleared and such confirmation being submitted to and agreed in writing by the City Council as local planning authority.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

28) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment ref: 231010b AIA; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The measures for the protection of any retained tree within the Arboricultural Impact Assessment ref: 231010b AIA, and Arboricultural Method Statement ref: 231010b MS shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

29) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the

character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

30) a) The approved hard and soft landscaping scheme as set out within the approved landscape drawings listed within condition 2 of this decision notice shall be implemented within 12 months of the first use of the development.

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

31) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes to be installed at the development and the timescale for their installation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall thereafter be installed in accordance with the agreed details and approved timescale and thereafter be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

32) The removal of Tree refs: T1 and T2 referenced within the Arboricultural Impact Assessment ref: 231010b AIA, and Arboricultural Method Statement ref: 231010b MS shall be undertaken utilising soft-felling techniques as outline in section 4.3.3 of the in the Preliminary Ecological Appraisal e3p ref. 81-571-R1-1.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

33) If no development commences within 12 months of the date of consent, a further survey of the site and locality for badger setts and bat roosts shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

33) Prior to any works on the proposed development commencing (excluding demolition), a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:

- A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.
- B) Descriptions of the management operations necessary to achieving aims and objectives.
- C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.
- D) Details of monitoring needed to measure the effectiveness of management.
- E) Details of the persons responsible for the implementation and monitoring.
- F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.
- G) Reporting on years 1, 2, 5, 10, 20 and 30'.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

34) The student accommodation element of the development hereby approved shall be used as purpose-built student accommodation (PBSA) (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights).

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

35) Within 3 months of the completion of the development, a verification statement/ certification shall be submitted to and approved in writing, by the City Council as local planning authority confirming the incorporation of the specified measures detailed within the submitted Environmental Standards Statement dated 4th November 2024 as listed within condition 2 of this decision. Any deviations from the approved details shall be clearly set out

along with measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

36) Prior to above ground works , finalised detailed cross section drawings at 1:50 scale of the elevation and window openings, and detailed specification of windows and louvres panels shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

37) a) The office window at ground floor level and landing windows directly above to the western side gable, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent to a height of 1.7m above internal floor level and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

1.Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2. The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.

3. Construction/demolition works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm

- Sunday / Bank holidays: No work

4. A UXO Safety Briefing to all personnel conducting ground works should be undertaken.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 140060/FO/2024 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Health & Safety Executive (Fire Safety)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Natural England
Work & Skills Team
Heritage & Urban Design
Environmental Health
MCC Flood Risk Management
Highway Services
Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design
Work & Skills Team
Greater Manchester Ecology Unit
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Police
Health & Safety Executive (Fire Safety)
Natural England
Transport For Greater Manchester
United Utilities Water PLC

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer : Sue Wills
Telephone number : 0161 234 4524
Email : sue.wills@manchester.gov.uk

