

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 30 May 2024

Item No. 5

Application Number 138805/FO/2023

Ward Deansgate Ward

Description and Address

Partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), within a part 4/5-storey and part 37-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works

2 Gloucester Street (Hotspur Press), Manchester M1 5QR

1. The Public/Local Opinions

One further letter of objection has been received but this does not raise any additional points not covered in the Committee Report.

The objection on behalf of 6 residents in an adjacent building was intended as a neutral comment. Whilst the plans were supported assurances were sought about disruption from building work and the effect of the PBSA on the local community and its infrastructure.

A letter of support now states that whilst they remain concerned about the impact of construction, they are pleased with the way the applicant has liaised with the local community thus far. The applicant has addressed concerns and questions that they have raised and that some residents have since met with the applicants Project Team to further discuss proposed plans. Since Hotspur Press is an iconic building in a state of disrepair and the applicant's communication with residents, they support the proposal. They have been impressed by their ideas for the public realm and the arts strategy for the Cambridge Street area which should make a positive contribution to the community.

They hope the open communication will continue throughout the development, and that they will be able to play an active role on a proposed Community Liaison or Steering Group.

Given the above there are now 6 objections and 2 letters of support.

2. Director of Planning

Macintosh Village Management Company represents 189 leaseholders.

The proposal represents the only viable option to retain and restore significant components of the Hotspur Press.