

Planning and Tall Building Statement

Victoria Point, Manchester

Empiric Student Property PLC

May 2024

Turley

Contents

1.	Introduction	3
2.	Site and Surroundings	6
3.	Relevant Policy and Evidence Base	12
4.	Proposed Development	27
5.	The Strategic Case for the Development	36
6.	Design and Amenity Considerations	49
7.	Environmental Considerations	55
8.	The Benefits of the Proposed Development	66
9.	Planning Balance and Conclusion	69
Appendix 1: Tall Building Statement		73
Appendix 2: Planning application document schedule		86
Appendix 3: Full Planning Application History		95
Appendix 4: Relevant Planning Policy Summary		98

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Client

Empiric Student Property PLC

Our reference

EMPH3000

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1. Introduction

- 1.1 This Planning Statement has been prepared by Turley on behalf of Empiric Student Property PLC ('the applicant'). It is submitted in support of an application for full planning permission for the comprehensive refurbishment and redevelopment of the existing purpose-built student accommodation ('PBSA') blocks (six in total) at Victoria Point, 44 Hathersage Road in Manchester ('the PDS').
- 1.2 The proposed development comprises refurbishment and redevelopment of the six existing PBSA blocks. Each existing block provides PBSA along with student amenity and support space at ground floor and basement level. The existing blocks were originally developed as residential accommodation (Use Class C3) following the grant of planning permission in 2006. The blocks have been operated as PBSA since 2009. Empiric acquired the property in 2016 and undertook a series of works in 2017 to refurbish the development. The PDS is however in further need of investment to bring it up to current market and environmental standards. Empiric is committing a significant capital investment to achieve this.
- 1.3 Through the investment, the existing scheme will be remodelled, with an element of demolition and rebuild along with some proposals to extend retained buildings. There will be a significant investment in the public realm across the PDS as part of the proposals.
- 1.4 The proposal will deliver a net uplift of 310 bedrooms to respond to the need for additional PBSA in the City. This will be achieved through utilising an existing and popular student residential scheme building on what is already in-situ and making more efficient use of the PDS as a result.
- 1.5 This Statement is intended to assist Manchester City Council ('MCC') (as the Local Planning Authority ('LPA')) and other stakeholders in understanding the PDS and the Proposed Development, the prevailing planning policy framework and compliance of the proposal with it, and the weight to be applied to other material considerations.
- 1.6 The scheme for which planning permission is sought has been formulated through a clear vision for the development, framed around the following key principles:
 - **Brownfield land:** optimising and maximising an existing student accommodation site to deliver additional student beds in the City in the context of an ongoing under supply.
 - **Neighbourhood of choice:** Supporting the emergence of a 'neighbourhood of choice', providing the ultimate experience of working, living and studying near to the City's Universities and on the doorstep of its cultural and social offer.
 - **Being part of and contributing to the neighbourhood:** Achieving an effective and sensitive integration into the community through a considered design and the provision of facilities and spaces on site which can be used by the community, addressing gaps in existing civic infrastructure provision.

- **Local project team:** Delivering the project through a high calibre design team with a proven track record in delivering transformative developments in Manchester.
- **Urban scale:** Positively responding to the local urban scale of development around the PDS and the interface with neighbouring residential communities and existing facilities.
- **Student accommodation:** Including well-located, high-quality, professionally managed student accommodation which is well located for both the University of Manchester (UoM) and Manchester Metropolitan University (MMU).
- **Respecting local heritage:** Ensuring a sympathetic design response and approach to building scale and mass, that is reflective of the Sites surrounding historical environment, including the Grade II* listed Victoria Baths.
- **Carbon retention:** Retaining and reusing infrastructure and buildings and on-site sustainable building service solutions that contributes to optimising brownfield land in achieving net zero emissions, whilst also providing a long-term future for student accommodation.

- 1.7 The Proposed Development is subject of a full planning application. The description of development is as follows:

“Redevelopment of existing student accommodation blocks (6 in total) to include the phased demolition and extension of existing buildings at a maximum height of 12 storeys for Purpose Built Student Accommodation (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial (Use Class E, F1 and F2), hard and soft landscaping and associated highway works”

The Applicant

- 1.8 Empiric Student Property plc (ESP) is a leading developer and Real Estate Investment Trust (REIT) of PBSA in the United Kingdom.
- 1.9 ESP accommodation is fully managed through its wholly owned management company, Hello Student and Post Grad by Hello Student, which help students make the most of their university life by creating some of the highest quality, modern and most thoughtfully designed accommodation.
- 1.10 The Hello Student approach helps to build a strong sense of community, encouraging students to stay with them in future years. The Hello Student portfolio comprises 73 PBSA buildings, located in 27 cities in the UK with over 7,900 students.
- 1.11 Their buildings are in exceptional locations, often with great character and individuality that provide a secure campus setting for its students. They choose sites close to the universities and amenities of the cities in which they are located.

- 1.12 Hello Student is a platinum certified student accommodation operator awarded through the Global Student living index. In 2023 Hello Student received the Best Student Wellbeing Award at the Global Student Living Awards. The Global Student Living Awards are based 100% on direct feedback from thousands of students around the world and highlight the incredible work that goes into making our student homes the best they can be. Recognition from students as being somewhere they feel cared for is something they are very proud of.

Community, Member and City Council engagement

- 1.13 The submission of this planning application has been supported by a comprehensive and wide reach consultation process with further opportunity for participants to feedback prior to submission.
- 1.14 A series of pre-application engagements have taken place with Manchester City Council (MCC), Historic England and the local community including:
- Initial pre-application meeting with MCC planning officers on 18th July 2023 to discuss the massing proposals with illustrations.
 - Site visit and consultation meeting with Historic England on 2nd November 2023 covering the urban design, heritage, townscape and technical analysis, along with emerging proposals for layout, scale, massing and form.
 - Pre-application meeting 2 with MCC planning officers on 23rd November 2023 on updates to massing and how the local character of the area influences the design and external appearance of the buildings.
 - Community and stakeholder public exhibition on 16th December 2023 to engage residents and relevant stakeholders, present the initial proposals and collect valuable feedback on the evolved designs.
 - Pre-application meeting 3 with MCC on 9th February 2024 to present the updated design informed by the previous feedback and ongoing consultation with local community.
 - Second public consultation event on 1st February 2024 to present the updated proposals for the Proposed Development and collect further feedback.,
 - Heritage Panel Consultation on 22nd February 2024.
- 1.15 Following the consultation strategy, feedback was received from various stakeholders, which enabled the identification of key themes, ideas and comments. This then provided a clear basis on which to develop the emerging proposals further. Further detail is provided in this Planning and Tall Building Statement and the Statement of Community Involvement prepared by Keeble Brown.

2. Site and Surroundings

2.1 This section of the Planning Statement describes the PDS and its surrounding context.

The PDS

- 2.2 Victoria Point is located to the southeast of the Manchester City Centre within the western part of the Ardwick Ward. The PDS comprises of 1.47 ha of previously developed land located within the Core Strategy defined Central Manchester Regeneration Area.
- 2.3 The PDS is bounded by: terraced dwellings at Upper West Grove/ South Grove/ Chelford Close to the north; residential properties at Chelford Close/ Keswick Close and Brandish Close to the east; Bax Road, Victoria Baths (Grade II* listed) and Hathersage Road to the south and Octagon House to the west (as shown in **Figure 2.1**).

Figure 2.1: Site Location Plan (source: Google Earth, with site shown in red boundary)



- 2.4 The existing development was originally constructed following the grant of planning permission in 2006. It comprises six blocks of student accommodation that vary in height from three to six storeys and provide 271 units (566 bedspaces). The apartments are a mix of en-suite and non-ensuite accommodation. Blocks 1-5 each have a basement level accessible via a ramp, providing space for car parking and some communal facilities for students and maintenance workshops/ stores for on-site staff. There are 123 designated surface car parking for staff, students and visitors.
- 2.5 A refurbishment programme was undertaken in 2017 on blocks 2, 3 and 5, which has seen the windows and panelling replaced, as part of the external refurbishment. Block 5 has also benefited from enhancements its internal configuration in recent years. The existing blocks have had External Wall System assessments completed upon them

which have identified issues with their external wall build up which requires addressing.

2.6 A building survey has been undertaken to review the condition of the existing buildings which highlighted some significant structural issues which need to be addressed. These include:

- Drainage to flat roof elements, in particular the flat roofs above the basement vehicle access points. Water is visibly pooling, and with no waterproofing upstand to the windows, is rotting the internal skirting and window boards.
- Staining to brickwork at upper levels as a result of poor drainage at roof level
- Internal rainwater pipe leaks at basement level
- Cracking to the brick piers and concrete padstones at basement level. This indicates that the current structure is at capacity and cannot carry any additional load.



Figure 2.2: View of Block 5 along Bax Road



Figure 2.3: View of Block 3, with Block 2 in the background

Surrounding Context

- 2.7 Immediately adjacent to the PDS along Hathersage Road is the Grade II* Listed Building Victoria Baths – a former Victorian municipal swimming pool, built in 1906, and now serving as a popular and well-known event space. Further south beyond the immediate terraced housing lies Victoria Park, a more leafy suburban enclave with an arts and crafts character.
- 2.8 The PDS sits within a historically residential area. The immediate surrounding area is consequently characterised to the south and north by 2-3 storey late-Victorian red brick residential terraced streets and to the east by 2-storey residential terraced housing built in the late 1980s or 1990s. The PDS is located to the east of Manchester Royal Infirmary and a 15-minute walk from Whitworth Park.
- 2.9 The wider area beyond is characterised by larger scale buildings associated with core activities centred on Oxford Road. These include healthcare, university, cultural and residential buildings. The PDS occupies a transition location between these uses (and the associated urban form) and the fine grained traditional residential character of Victoria Park.

Accessibility

- 2.10 The PDS currently has only one vehicular and pedestrian access which is via Bax Road, connecting through Hathersage Road and A34 Upper Brook Street. All six blocks have vehicular access to them, with five of the blocks having access to their own underground car park, some of which have been converted to provide amenity facilities for the resident students.

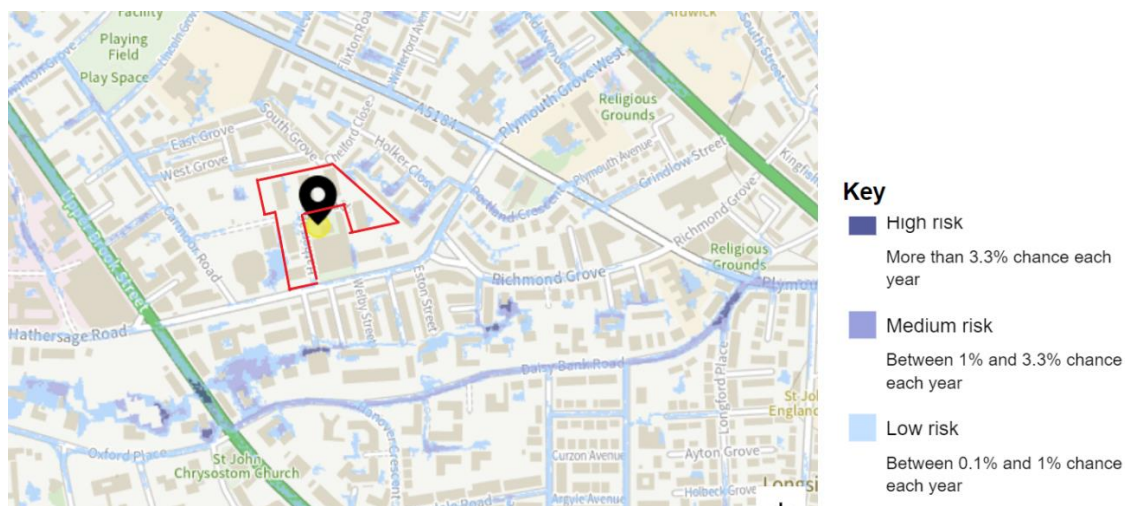
- 2.11 All residential block entrances are centrally located and adopt a similar layout with a central access point to a single stair and lift.
- 2.12 The PDS is within walking distance of both UoM and MMU campuses to the north-west of the PDS which are 0.6 miles and 1.2 miles away respectively. It provides future occupiers of the PBSA accommodation with a good level of accessibility on foot or by bicycle to their places of study.
- 2.13 The PDS is also located within walking distance of high-frequency public transport connections. It is well connected to the city centre via frequent and regular bus services with travel times below 10 minutes. These routes are served along A34 Upper Brook Street and A5184 Plymouth Grove, providing services to Manchester City Centre, Piccadilly Gardens, Stockport, The Lowry, East Didsbury.
- 2.14 The PDS benefits from access to two bus stops within close proximity at Upper Brook Street (approx. 400m), with a further two stops on Plymouth Grove (approx. 500m). Both of which provide high-frequency connections to the City Centre, university campuses and surrounding residential neighbourhoods. Oxford Road, along which a number of frequent bus services operate, is located c690 m to the west of the PDS via Hathersage Road.
- 2.15 There is also a dedicated cycle route along Oxford Road in and out of the City Centre, connecting to the southern suburbs of Fallowfield, Withington and Didsbury.

Environmental Designations

Flood Risk

- 2.16 The Environment Agency Flood Map for Planning¹ classifies the PDS as being in Flood Zone 1 and is therefore at low risk of flooding from rivers or the sea. The nearest water source to the PDS is Gore Brook, which is located approximately 0.5 miles away to the south of the PDS.
- 2.17 The Environment Agency flood map indicates the majority of the PDS is at very low risk of surface water flooding, indicating that each year this area has less than 0.1% chance of flooding. Whilst small areas of the PDS are at medium risk of surface water flooding, between 1% and 3.3% chance each year.

¹ [Flood risk information for this location - Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://flood-map-for-planning.service.gov.uk)



Oxford Road Corridor

- 2.22 The PDS sits within close proximity of the Oxford Road Corridor which is identified as Manchester's Innovation District in the Oxford Road Corridor Strategic Spatial Framework (SSF).
- 2.23 Oxford Road Corridor is home to an exceptional group of knowledge intensive organisations and businesses; 71,090 students and a workforce of 71,700 within one of Europe's fastest growing cities³.
- 2.24 The Corridor has a strong presence in health, advanced materials and higher education as it houses Manchester Metropolitan University, University of Manchester and Manchester University NHS Foundation Trust, combined with investment in new research, incubation, science park facilities, important civic buildings, public space and cultural facilities. It also has a large business base with a rich pool of highly skilled talent, and proximity to the City Centre's lively social scene and cultural facilities.
- 2.25 The SSF sets out the Corridor's objectives and those of relevance to the proposal are³:
- Integrating partners' institutional investment plans with the priority to make Oxford Road Corridor an exceptional place to study, visit, live and work, taking account of promoting east-west links, access to the stations, and the points where estates join.
 - To enhance the public realm through well-planned and designed streetscape.
 - To connect and animate the space, forming intersections where people can meet formally and informally.
 - To reduce the carbon footprint of Oxford Road Corridor through the more sustainable management of energy and waste.
 - To integrate green and smart ideas into new development and investment proposals.
 - To use new capital investment to link young people and local residents to employment opportunities in the construction industry and its supply chain.
- 2.26 The PDS falls within the 'hinterland' to the Oxford Road Corridor on which the Corridor and its economic and education function has a significant influence, providing much of the 'infrastructure' – such as specialist residential accommodation – which supports the Corridor and its core activities. This is a product of the area's relationship with and connectivity to the Corridor. As noted above, the PDS occupies a transition zone between the Corridor and the more traditional suburban residential areas which surround it. There are significant development pressures on this transition zone which need to be carefully managed to ensure that development needed to support the Corridor is provided but in a manner which is sensitive to local residential communities.

³ Oxford Road Corridor Strategic Spatial Framework (March 2018)

3. Relevant Policy and Evidence Base

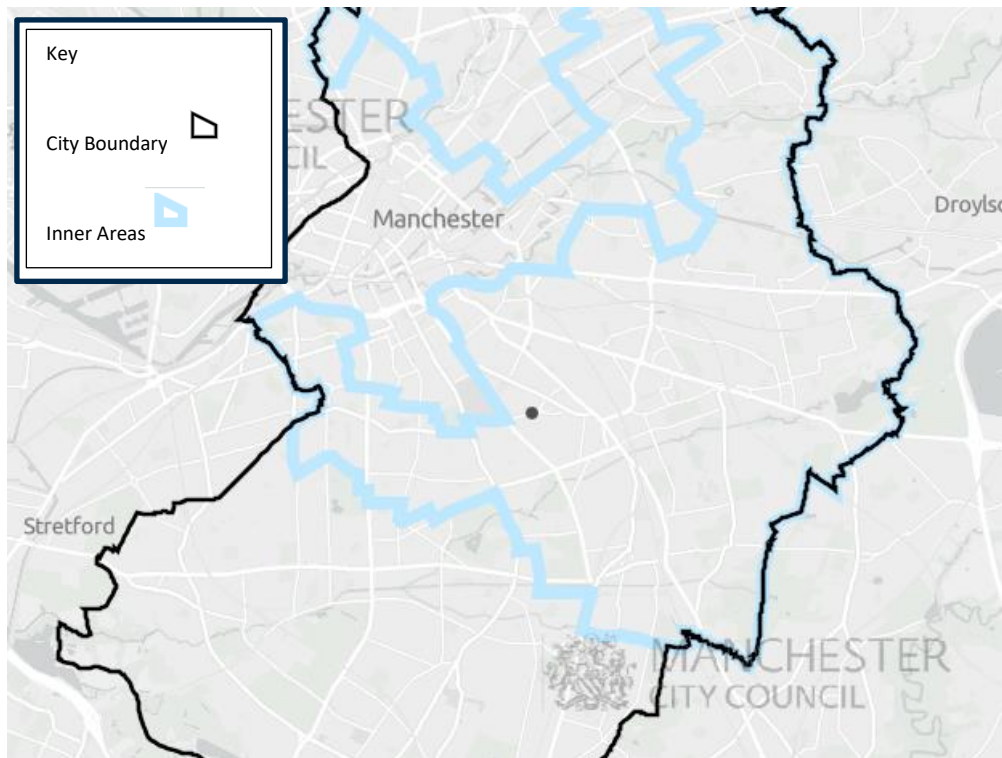
- 3.1 This section outlines the key planning policies and guidance applicable to the Proposed Development. It provides the relevant context for the following sections that appraise the acceptability of the Proposed Development. **Appendix 4** of this Planning Statement sets out the policies and guidance in further detail.

Development Plan policy context

Strategic policy

- 3.2 The principal Development Plan Document against which the application will be determined is the Manchester Core Strategy ('CS'). The CS defines the Inner Area of Manchester within which the PDS is located. The PDS lies within Central Manchester of the Inner Area, but outside of the City Centre area.

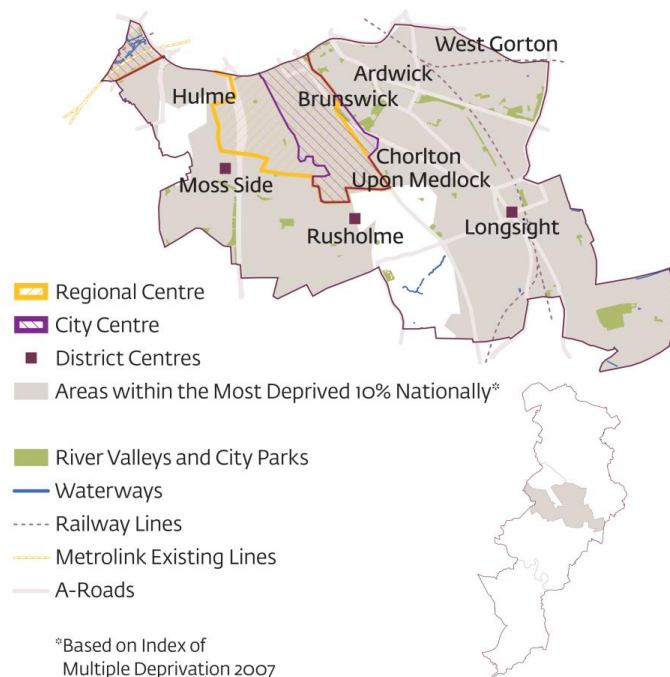
Figure 3.1: Manchester Inner Area (application site identified via black dot)



3.3 Spatial Principle 1 of the CS states that:

The emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

Figure 3.2: Central Manchester Regeneration Area (CS Figure 2.4)



Policy relating to PBSA

- 3.4 Planning policy relating to PBSA in Manchester is principally addressed by Policy H12 of the adopted CS. Policy H12 establishes criteria which the City Council use to assess all proposed PBSA. For ease of reference the Policy wording is provided in full below:

“The provision of new purpose-built student accommodation will be supported where the development satisfies the criteria below. Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.

- 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 streetscene 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 purpose built student accommodation are deliverable.*

Environmental design and related policies

Design policy

3.5 The CS⁴ seeks to ensure that all new development across the City:

- Makes a positive contribution to creating neighbourhoods of choice including:
 - Creating well-designed places that enhance or create character
 - Making a positive contribution to health, safety and wellbeing of residents
 - Considering the needs of all members of the community, and
 - Protecting and enhancing the built and natural environment.
- Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible, and
- Improves access to jobs, services, education and open space by being located to reduce the need to travel and providing good access to sustainable transport provision.

3.6 All new development in Manchester is required to follow seven principles of urban design⁵, as follows:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily, and
- Diversity: a place with variety and choice.

3.7 The Guide to Development in Manchester SPD (April 2017) recognises the importance of design in delivering sustainable development across the City. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development which Manchester desires.

Tall Buildings policy

3.8 The CS defines ‘tall buildings’ as those which are substantially taller than their neighbourhoods and/or which significantly change the skyline⁶. Sites within and

⁴ Policy SP 1, Manchester Core Strategy

⁵ Policy EN 1, Manchester Core Strategy

⁶ Policy EN 2, Manchester Core Strategy

immediately adjacent to the City Centre are considered to be suitable locations for tall buildings, particularly sites that are not located within a conservation area and which can easily be served by public transport⁷.

3.9 Proposals for tall buildings will be supported⁸ where it can be demonstrated that they:

- Are of excellent design quality
- Are appropriately located
- Contribute positively to sustainability
- Contribute positively to placemaking, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring regeneration benefits.

3.10 A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Transport & Accessibility policy

3.11 The CS seeks to support proposals that improve choice by developing alternatives to the car, improving pedestrian routes and the pedestrian environment and facilitating modes of transport that reduce carbon emissions⁹. All new developments should be easily accessible to good public transport links to the City Centre and Regional Centre¹⁰.

Development Management policy

3.12 The development plan contains a number of 'development management' policies which relate to technical and environmental considerations. Those of relevance to this application require new developments to:

- Give regard to specific issues including effects on amenity, including privacy, light, noise, vibration, air quality, odour, litter, vermin, birds, road safety and traffic generation¹¹.
- Consider the potential effects of new development proposals likely to be generators of noise and the implications of new developments being exposed to existing noise¹².
- Support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance¹³.

⁷ Policy EN 2, Manchester Core Strategy

⁸ Policy EN 2, Manchester Core Strategy

⁹ Policy T 1, Manchester Core Strategy

¹⁰ Policy T 2, Manchester Core Strategy

¹¹ Policy DM 1, Manchester Core Strategy

¹² Policy DM 1, Manchester Core Strategy

¹³ Policy DC 26.1, Manchester Unitary Development Plan and Paragraph 185(a), National Planning Policy Framework

- Be adaptable to climate change in terms of design, layout, siting and function of both buildings and external spaces. Regard should be had to minimising flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space¹⁴.
- Directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding, and seek to minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure¹⁵.
- Maintain or enhance sites of biodiversity value, with particular consideration given to protected or priority species and MCC's aim for a net increase in trees across the City¹⁶.
- Seek to improve the air quality within Manchester by taking measures to minimise and mitigate the local impact of emissions from traffic generated by new development, as well as emissions created by the use of the development itself¹⁷.
- Give priority to the remediation of contaminated land in strategic locations, and ensure that any proposed development on contaminated land is accompanied by a suitable risk assessment¹⁸.
- Demonstrate how construction and demolition waste will be minimised and recycled on-site wherever possible and how the sustainable waste management needs of the end-user will be met¹⁹.

Places for Everyone

- 3.13 Places for Everyone ("PfE") sets out an informed and integrated spatial vision for nine of the Greater Manchester authorities (Manchester, Trafford, Salford, Wigan, Bolton, Bury, Rochdale, Oldham and Tameside). It has been recently adopted and forms part of the Development Plan for the purposes of this application.
- 3.14 The purpose of PfE is to enable Greater Manchester to manage land supply across the city region to establish economic development and housing requirements for each district and key locations for delivery, a town centre hierarchy, strategic transports schemes and other strategic infrastructure. The plan outlines the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces.
- 3.15 PfE sets out strategic objectives and below are those of relevance:
- **Sustainable and Resilient Places**

¹⁴ Policies EN 4, EN 6, EN 8 and EN 9, Manchester Core Strategy and Paragraph 154, National Planning Policy Framework

¹⁵ Policy EN 14, Manchester Core Strategy and Section 14, National Planning Policy Framework

¹⁶ Policy EN 15, Manchester Core Strategy and Paragraph 180, National Planning Policy Framework

¹⁷ Policy EN 16, Manchester Core Strategy

¹⁸ Policy EN 18, Manchester Core Strategy

¹⁹ Policy EN 19, Manchester Core Strategy

- Policy JP-S1 identifies that preference will be given to development using previously developed land to meet development needs.
- **Places for Jobs**
 - Policy JP-Strat 1: Areas located within Manchester City Centre have been identified as Core Growth Areas whereby their economic role will be protected and enhanced, with sustainable development supporting major growth and job provisions.
 - The City Centre is identified under Policy JP-Strat 2 as an area where priority for investment and infrastructure is focussed. Over the period 2020-2037, land to accommodate around 2,200,000 sqm of office floorspace, around 56,000 new dwellings and minimal industry and warehousing (just over 35,000 sqm) has been identified within the City Centre.
 - The large pool of graduates located within Manchester are set out to contribute to encourage long-term economic growth (Policy JP-J 1) within the city and are seen as an asset to the economy. As stated within the Plan, an aim for the City is to provide *“high-quality, sustainable living environments that will help to attract and retain skilled workers”*.
- **Places for People**
 - Policy JP-P1 outlines that to create a sustainable location, development must create socially inclusive spaces that responds to the needs of all parts of society and creates opportunities for communities to be formed. Sustainable places will be formed through the efficient use of land within functional and convenient locations.
 - Policy JP-P2 states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.
 - Policy JP-P5 specifies that significant educational enhancements will be created to benefit new residents through the delivery of growth within the university sector to enable the continuation of development of Greater Manchester as the UK’s best destination for students.
 - Policy JP-P6 requires new development to maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development.

The National Planning Policy Framework

- 3.16 The National Planning Policy Framework (the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. The Framework reiterates the primacy of the development plan (Paragraph 2) as the

starting point in decision making, with great weight afforded to policies contained within the Framework.

3.17 The Framework sets out a presumption in favour of sustainable development. This means that planning applications that accord with an up-to-date development plan should be granted planning permission without delay unless material considerations indicate otherwise. Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, planning permission should be granted unless:

- Policies within the Framework that protect areas or assets of particular importance (such as those relating to habitat sites, Green Belt, designated heritage assets and areas at risk of flooding) provide a clear reason for refusing the development; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

3.18 Key policies are considered below.

- Paragraph 8: the planning system has three linked objectives:
 - an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.19 These objectives should be pursued in mutually supportive ways with the aim of achieving net gains across all three.

- Paragraphs 9: Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- Paragraph 123: planning decisions should promote an effective use of land, including the re-development of previously developed (brownfield) land where possible. Substantial weight should be given to the value of using suitable brownfield land, and proposals which will secure the development of under-utilised land should be supported.
- Paragraph 109 & 114: significant development should be focused within locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes. When considering planning applications, local authorities should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved, and any significant impacts on the transport network can be mitigated.
- Paragraph 131: the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and help makes development acceptable to communities.
- Paragraph 192: proposals must sustain compliance with and contribute towards EU limit values and national objectives for air pollutants.
- Paragraphs 165: proposals should be directed away from areas which are at the greatest risk of flooding; and where development is permitted, local planning authorities should ensure flood risk is not increased elsewhere.
- Paragraph 189: planning decisions should ensure that sites are suitable for its new use taking account of ground conditions, land instability, and any proposals for remediation.
- Paragraph 186: proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments and integrate proposals with local habitats.
- Paragraph 131: the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and good design is a key aspect of sustainable development.
- Paragraph 205: when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Furthermore, paragraph 208 provides that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Local initiatives and regeneration plans

- 3.20 In order to provide a more detailed articulation of its development priorities for key locations in and around the City Centre, the City Council has developed and endorsed a

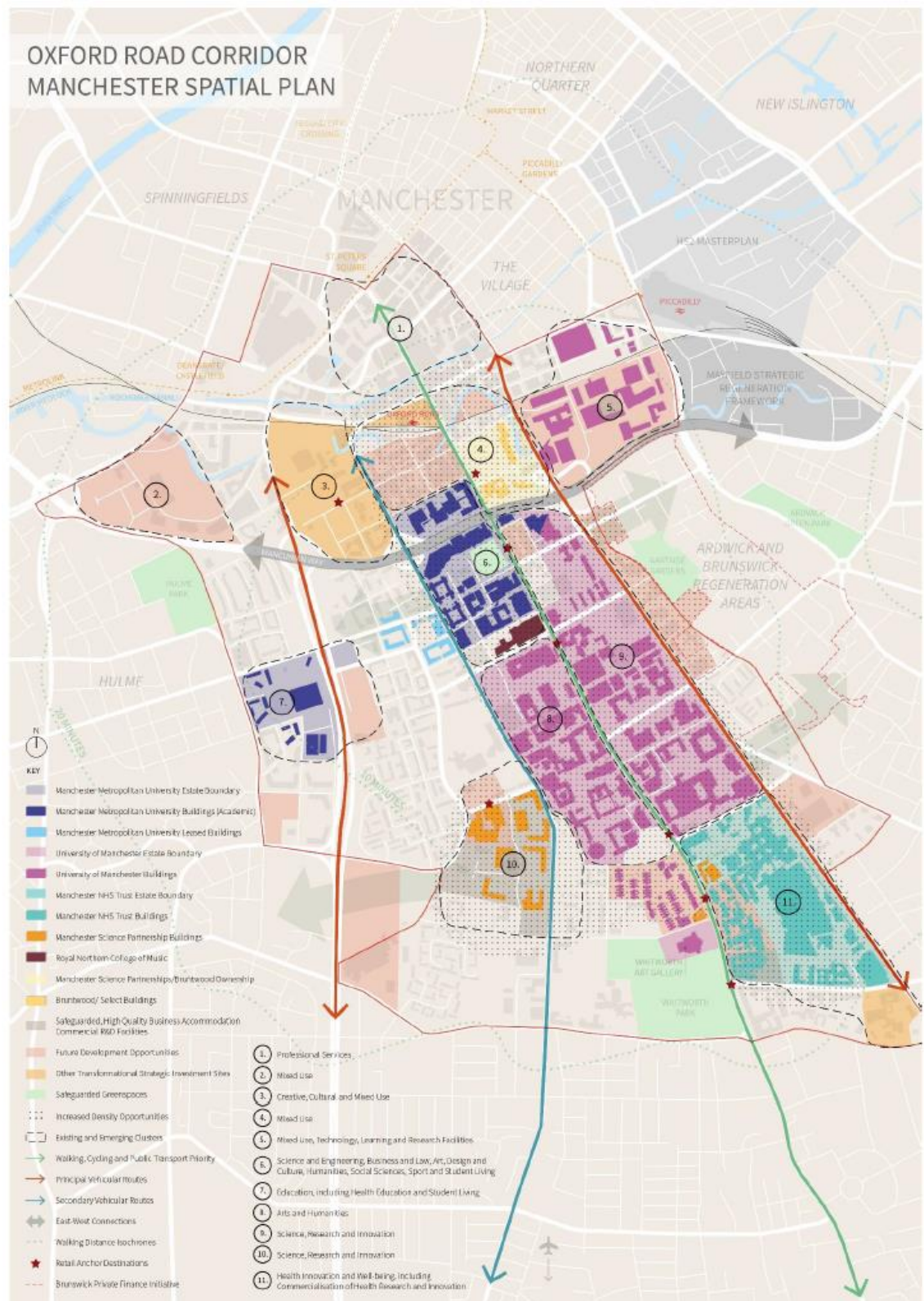
series of 'Strategic Regeneration Frameworks.' Whilst not forming development plan policy for the purposes of Section 38(6) of the Planning and Compulsory Act 2004, they provide an indication of the Council's preferences for particular locations and so can be given some weight in the determination of planning applications.

- 3.21 Such plans do not alter the primacy of the development plan and it is this against which the application is, by law, required to be determined in accordance with, unless material considerations direct otherwise.

Oxford Road Corridor Manchester

- 3.22 The PDS sits on the south-eastern edge of the designed 'Corridor Manchester' area; a strategically important economic contributor and a key growth area within the City. The extent of the Corridor is shown at **Figure 3.3**.

Figure 3.3: Corridor Manchester (Source: 7 Corridor Manchester Strategic Spatial Framework (2018) (Page 35))



- 3.23 The SSFW sets out a long-term spatial plan for the Corridor based on recognition that there is an inadequate pipeline of space for businesses and institutions within the Corridor to properly grow and realise their potential. This is evidently a constraint to the realisation of the Corridor Manchester vision. The SSFW sets out the vision for the Corridor to become:

“Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities”

- 3.24 Providing the conditions for business and innovation to thrive is at the heart of the vision for the Corridor in seeking to capitalise on its favourable baseline position underpinned by the presence of the city’s two main universities.
- 3.25 The SSFW seeks to strengthen the Corridor as a place to live, visit and work for students and knowledge workers from across the world. The strategy recognises that for the area to continue to be successful there needs to be a focus on the development of a cohesive, inclusive area. The development programme plans to deliver over 4 million sq. ft of high quality commercial, leisure, retail, and residential space.
- 3.26 Corridor Manchester already contains one of the largest higher-education campuses in the UK with nearly 70,000 students studying at the UoM, MMU and the Northern College of Music. These educational institutions are world renowned and Manchester is recognised as a destination of choice for students across the globe.
- 3.27 Both the UoM and MMU have put in place aspirational growth plans. This includes the UoM’s proposed £1 billion capital investment programme which seeks to deliver the ‘world class estate’ needed to support its 2020 vision to be one of the leading universities in the world.
- 3.28 MMU has published a ten-year Estates Strategy which outlines a series of strategic investment proposal to the value of c£300m to support its University Strategy. The Strategy notes that over the next five years, the number of students studying at MMU will grow by 10%.
- 3.29 This concentration of students is very evidently a key part of the success of the Corridor. It underpins and supports the research activities of the educational institutions, whilst the large population living, working and spending time in the Corridor give the area its vibrancy and contribute significantly to its large economic output.
- 3.30 However, Manchester is operating in a highly competitive higher education market. The City must continue to look to enhance the student experience if it is to maintain its position on the world stage and realise its growth aspirations for the Corridor. This is a key objective of the investment plans outlined by the universities. As at present, the future success of Manchester as a student destination will, in part, underpin the realisation of the Council’s aspirations for Corridor Manchester.

3.31 This will require continued investment in the infrastructure which supports the student population and the knowledge economy. This will include investment in educational facilities but also extends to transport infrastructure, retail and leisure facilities and, critically, high quality and accessible residential accommodation and space for businesses with a natural attraction to the area to operate.

3.32 This is recognised by the SSFW. It states that:

‘The investment of the universities and their recognition as world class institutions will undoubtedly result in an increasingly greater student intake from outside of the region and internationally. This will drive demand for new student residential accommodation within the Corridor, in locations that are within a reasonable walking distance to the heart of the universities, over the lifetime of the strategy. This will include an upgrade of existing stock that is reaching the end of its life as well as additional provision. New student accommodation must incorporate a range of price points and be of a quality in terms of product, management and pastoral care that will safeguard the student experience, particularly for first year and overseas students’²⁰

3.33 The SSFW provides strategic policy support for new student accommodation in the Corridor, though places a number of important parameters to this, including:

- Where compliance with Policy H12 of the Manchester CS is achieved and development is in line with evidenced demand;
- Where it supports Corridor Manchester’s overall range of uses and vitality as well as facilitating investment in infrastructure to support wider regeneration objectives.

Evidence of development need

PBSA Need - Evolving picture of higher education students in Manchester

3.34 Manchester is home to world leading universities with the UoM achieving a ranking position of 51 in the world and 8 in the UK Times Higher Education rankings²¹. The University is also one the world’s most international universities with its global reputation attracting students from 160 nationalities and a historic increase in number of international students in Manchester²².

3.35 Manchester’s most valuable and high skilled sectors include advanced manufacturing, health and life sciences, all of which require a highly skilled work force. The retention of highly skilled graduates, currently at a rate of approximately 53%, aligns with the strategic aims of the Greater Manchester Strategy (2017); recognising the full potential of Manchester’s younger population and matching this with the variety of world class employment opportunities and office space provision.

3.36 The Manchester PBSA market is currently characterised by a legacy of older bed spaces due to limited development over the last decade. Within the last 10 years, the City has

²⁰ The Corridor Strategic Spatial Framework (2018) page 28

²¹ [World University Rankings 2024 | Times Higher Education \(THE\)](#)

²² Student Need Assessment (Cushman & Wakefield) 2022 & 2023

seen the second fewest number of new deliveries of any major market, and the lowest net increase in beds of any major market²².

- 3.37 The lack of availability of PBSA has manifested itself most recently through both UoM and MMU seeking to accommodate students in accommodation in other cities located more than an hour away and offering financial incentives to students willing to do so²³. This illustrates the extent of structural deficiencies in the city's PBSA offer and its ability to support the universities and provide a home for those that choose Manchester as place to study.

City Council produced evidence

- 3.38 The City Council is progressing work on an Emerging Local Plan ('ELP') which will identify several strategic objectives and key issues which will be given greater weight in planning decisions moving forward. Whilst the City Council progresses towards adoption of the ELP, an interim review of Policy H12 and matters influencing PBSA delivery has been undertaken by the City Council.
- 3.39 Manchester City Council's Executive Committee considered two reports on this matter in November 2019 and December 2020. The initial Report to the Executive committee summarises recent market changes and outlines an updated context in which proposals for PBSA could be considered on an interim basis. The report concludes by outlining possible policy ideas for a revised approach to the application of CS Policy H12 criteria which will be subject to a period of consultation.
- 3.40 After a period of consultation, the December 2020 Report to Executive provides a summary of the consultation responses and recommends endorsement of the policy ideas outlined in the November 2019 Report (and repeated in the December 2020 Report) to be considered material considerations in the determination of PBSA schemes by the Planning and Highways committee. The Executive resolved to support the recommendation whilst acknowledging that it does not and cannot change development plan policy, which remains within Policy H12.
- 3.41 Key points from the report include:
- Manchester has the largest concentration of students outside London.
 - A growing proportion of students are now international. International students are increasingly choosing to live in the city centre, driven by rising lifestyle expectations, property type and management.
 - MMU and UoM have indicated that stock located further from the city centre is becoming increasingly unpopular.
 - The Report also demonstrates Council revenue implications as a result of students residing in market housing; monies lost as a result of student Council Tax exemptions is estimated at £17 million a year based on 15,000 market

²³ [Manchester University offer students £2,500 to live off campus after 'unprecedented' accommodation demands](#)

dwellings being rented by students across the Local Authority area. This is inflating rents and squeezing out working households.

- 3.42 The Report concludes that new supply will need to be managed, linked to need and contribute to growth and regeneration objectives. Policy proposals outlined for consideration during the consultation included:
- Affordability
 - Supporting regeneration objectives
 - Quality
 - Wellbeing, safety and security
 - Density
 - Location
 - Sustainability
- 3.43 The December 2020 Executive Report summarises the consultation responses received and sought the Executive's approval to use the outcomes to inform a policy approach to PBSA.
- 3.44 In May 2023, another report on this topic was presented to the City Council's Executive Committee. The report, which acknowledged the significant shortage of PBSA within Manchester, noted the projected estimate in demand for new PBSA could be up to 11,320 beds by 2030. Officers consider that an additional 750 new bed spaces are required per annum over the next 7 years.

4. Proposed Development

4.1 This section sets out summary details of the Proposed Development at Victoria Point.

The Development Vision

4.2 The Proposed Development represents a significant investment into the student accommodation in Manchester with the redevelopment of the existing PBSA making a significant positive contribution to the vibrancy of the surrounding neighbourhood through a scheme with a strong sense of identity.

4.3 A core component of the Proposed Development is the delivery of a carefully considered high quality design which responds to the specific constraints and opportunities associated with the PDS and surrounding area to realise a scheme which contributes to the architectural and place making qualities of its wider surroundings, whilst seeking to maximising the most efficient use of an existing student site in a highly sustainable location.

4.4 The development seeks to:

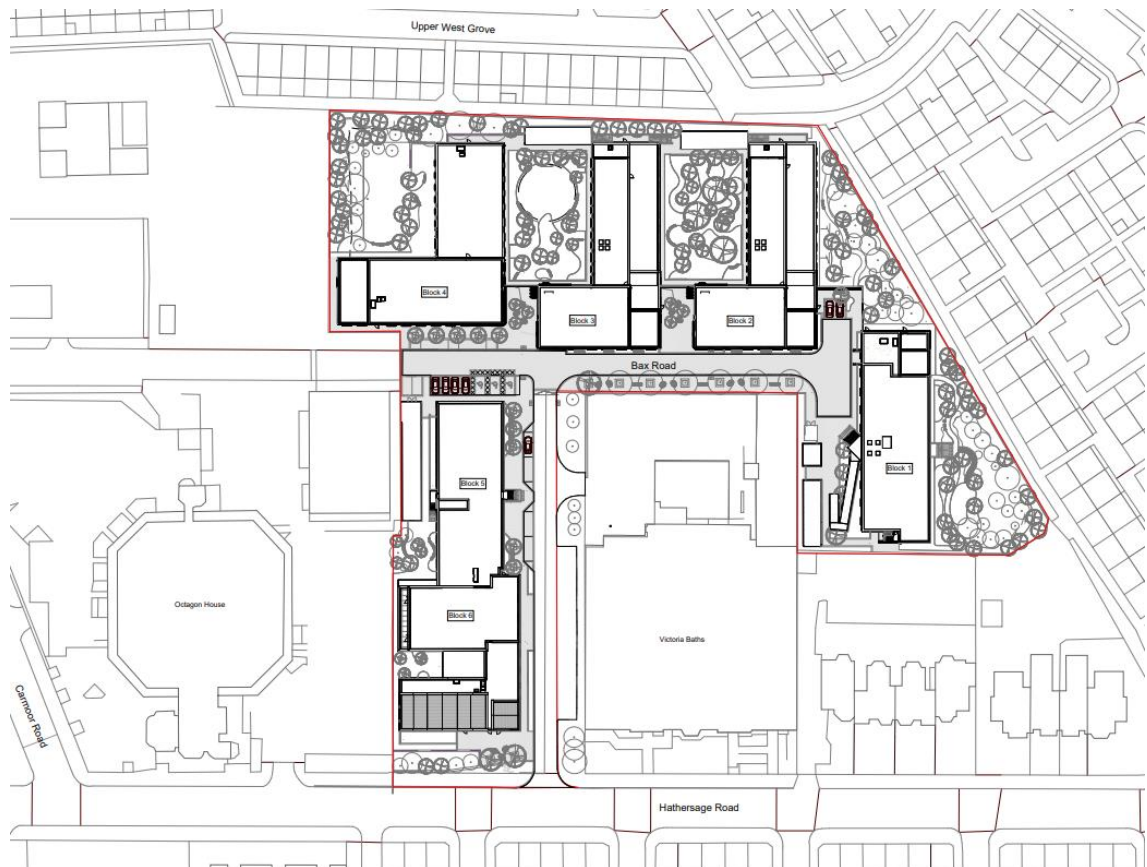
- Invest in the public realm and streetscape to prioritise pedestrians and cyclists and diminish the dominance of car parking.
- Capitalise on the baths as a destination by creating a new civic space/square to the rear.
- Create a more varied and improved townscape through remodelling the existing six buildings.
- Improve the setting of all of the buildings through improvements to the green space and better delineating between public and private spaces.
- Re-addressing the Hathersage Road frontage to improve the setting of the baths whilst improving the “front door” of Victoria Point.
- Allow for a future connection between Bax Road and Carmoor Road.
- Improve the connectivity between blocks by creating an active street frontage across the PDS.
- Be a positive neighbour, integrate with and give back to the community.

The Proposals in detail

4.5 A detailed description of the Proposed Development including analysis of the PDS and its surroundings is encapsulated within the accompanying Design and Access Statement (DAS).

4.6 The proposed description of the development is as follows:

“Redevelopment of existing student accommodation blocks (6 in total) to include the phased demolition and extension of existing buildings at a maximum height of 12 storeys for Purpose Built Student Accommodation (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial (Use Class E, F1 and F2), hard and soft landscaping and associated highway works”



Proposed Site Plan, Drawing number: 0814-BPA-ZZ-ZZ-A-1002

- 4.7 The Proposed Development seeks to retain existing structures where possible. Blocks 4 and 6 will be completely demolished, whilst Blocks 2 and 3 are proposed to have their structure partially retained and Blocks 1 and 5 to have their structure fully retained, albeit Block 5 is being extended upwards.

Block 1

- Block 1 is located to the south-east of the PDS and will largely remain the same. A new build extension is proposed to the northern elevation; however, the overall height will remain the same at 4-storeys, albeit with a parapet installed to provide safe roof access.
- This block is to house post-graduate students in studio accommodation that is slightly larger than the remaining studios across the other Blocks.

- The basement car park is to be partially retained and provide space for 13 student spaces. The remainder of the basement will provide plant space and communal/amenity areas for the resident students.

Blocks 2 and 3

- Blocks 2 and 3 are located to the north-east of the PDS and will be partially retained, but extended through a new 'bookend' at the elevation with Bax Road.
- The height of the retained element will stay at part-3, part-4 storeys and the new build extension will rise to 6-storeys. Each block is accessed via a covered portico. A gated entry provides a secure line between the street and the courtyard to the rear.
- At ground floor of each block are a series of communal amenity rooms for the students. Additional amenity spaces are provided for students at various upper floor levels, with a communal terrace provided at 5th floor.
- At basement level, the slab is partially retained with a new slab built around the extended lift and stair. The car park will be removed and replaced with plant, laundry and communal spaces such as storage and cycle parking.

Block 4

- Block 4 is located to the north-west of the PDS and is an entirely new build block which will be part-4, part-6 and part-9 storeys.
- Block 4 will provide a number of communal spaces that will be accessible to all students on campus. This includes a gym and a yoga room and a communal terrace provided at 6th floor.
- The block is accessed via a covered portico. Seating is provided within a glazed brick feature entrance. Access is provided to two courtyard spaces with one to the east and another that is shared with Block 3.

Blocks 5 and 6

- There will be a two-storey roof extension to the retained structure at Block 5. Block 6 will be a new build block of 4 storeys facing the street with a 12-storey infill block between Block 5 and 6. This block interfaces and connects with the retained Block 5 to the north.
- A commercial space or community use is proposed to the corner facing Hathersage Road, with the main entrance for students sitting to the centre of Block 6 along Bax Road, to provide activation of the street scene and enhanced amenity offerings to the proposed student residents and wider community.

- Block 5 extends to level 7 at which point only the taller element of the infill between Block 5 and 6 continues. At the 11th floor the building sets back again to its western elevation to create a small private terrace.
- Block 6 sets back at fourth floor to respect the frontage with Hathersage Road and Victoria Baths. A green roof is provided atop Block 6, whilst also providing roof space for services and plant.

Commercial or community Unit

- 4.8 A 145 sqm ground floor unit for commercial or community related uses will be provided at Block 6, facing outwards towards Hathersage Road. This ground floor unit has been designed as an integral part of the development and will play a central role in creating an attractive and active frontage along Hathersage Road.

Additional community space

- 4.9 In addition to the commercial unit, the Proposed Development provides an on-site bookable community space within Block 5. This space is intended to ensure that the needs of the local community are met, through providing a space for gatherings, events and enabling local residents to interact with the students and wider community/charity organisations. This community space will have access to an area of private amenity space to the rear of Block 5, that provides a fully landscaped 'courtyard'.

Purpose Built Student Accommodation offer

- 4.10 The Proposed Development comprises six blocks of student accommodation, ranging from 4 to 12 storeys in height, providing a total of 679 units (876 bedspaces) and student amenity space. The student accommodation has been arranged to provide a range of cluster and studio apartments around a central core to maximise the efficient use of space available. The student accommodation is made up of a broad mix of units as follows:

	Standard Studio	Premiere Studio	Post Grad Studio	Wheelchair Accessible	2-bed Cluster	3-bed Cluster	4-bed Cluster	Total
Block 1	0	0	74	0	0	0	0	74
Block 2	35	16	0	0	13	15	1	80
Block 3	35	16	0	0	13	15	1	80
Block 4	58	54	0	12	17	9	0	150
Block 5	137	28	0	0	7	0	0	172
Block 6	60	18	0	11	14	11	9	123
Total	325	132	74	23	64	50	11	679

- 4.11 The Proposed Development includes a broad range of accommodation suited to the Manchester market and meets the current demand for bed spaces as evidenced within the accompanying Student Need Assessment (prepared by Cushman and Wakefield) and modern student expectations and which seeks to respond to the predominant need in qualitative terms.

- 4.12 Each student will also have access to a range of amenity space, comprising, but not limited to study areas, entertainment room, auditorium/multi-functional space, gym, break-out areas, lounge areas and plentiful outdoor amenity spaces. Amenity space is a fundamental aspect of the scheme, and will provide opportunities for residents to socialise, work and study in a private, yet social, setting. This aspect of the Proposed Development will foster a sense of community amongst residents.
- 4.13 The variety of the accommodation on offer ensures that the scheme can provide home for a diverse population with different accommodation needs and demands. Being located in a highly sustainable location, the scheme also provides residents with access to an abundance of facilities within close proximity. The specification of the Proposed Development, in addition to the location, ensures that the proposal offers students a high-end, desirable living environment.

PBSA pricing

- 4.14 The PBSA is targeted at the general student market and will be offered at a commensurate rental level. This will ensure the scheme provides a viable alternative to HMOs and mainstream build-to-rent apartment developments in the City Centre, which students wanting to live close to the city centre are increasingly reliant upon thereby preventing non-student occupiers, such as families, from having access to those dwelling types.

Operation and management of the PBSA

- 4.15 The student accommodation, once operational, will be managed by Hello Student. Hello Student, have extensive experience in managing PBSA, currently providing management services for some 7,900 beds across 73 assets in 27 cities. Their management philosophy is to provide quality assets in prime central locations and strive to create a safe, clean, well-run environment for its residents, which respects their need for privacy and study. Their continued dedication to providing quality properties and excellent customer service is evident in our Platinum Certified Operator status.
- 4.16 During the move in/move out of students, Hello Student make use of an online booking system to manage the process smoothly and ensure that the students have a smooth and comfortable transition to their new accommodation. The move in period for new students is typically spread over a ten-day period, with organised check-in time slots – based on the students' year of study and course start time.
- 4.17 Further information on student management is available in the accompanying Student Management Plan.

Landscaping and public realm

- 4.18 The landscape design aims to infill development and refurbish the existing public realm to create a comfortable and pedestrian focused space which provides opportunity for both activity and relaxation. The key objectives of the proposed landscape scheme are:
- Create a stronger presence on Hathersage Road and establish a cohesive frontage with the Grade II listed building - Victoria Baths.

- Design the entrances to the new campus to be visually inviting, with landscaping and lighting, creating a positive first impression for arriving visitors and students.
- Cultivate a distinctive and resonant “sense of place” by infusing the campus design with unique features, local character, and elements that reflect the identity and values of the community.
- Prioritise accessibility in the design of arrival areas, ensuring that pathways, ramps, and entrances are easily navigable for individuals with varying mobility needs.
- Establish a series of purposeful spaces connected with each building to cater to diverse requirements and preferences of students and incorporate space for the local community.
- Enhance the current ecological and biodiversity value through creation of rich habitats and appropriate planting and tree species. Will include suitable bat and bird boxes, along with insect houses.



Figure 4.1: Landscape GA plan, Drawing Ref: 12355-LUC-XX-00-DR-L-0100

- 4.19 The scheme divides the PDS into seven landscaping zones which work together to fulfil a variety of recreational, leisure, ecological, setting and community functions. A summary description of each zone is set out below:

Zone 1 – The Frontage

- The area in front of Block 6 serves as the entrance to the PDS, so is designed to provide a cohesive frontage with the Victoria Baths, through new tree planting, raingardens and creating a welcoming arrival space.

Zone 2 – The Spine

- Bax Road will undergo a transformation into a shared space that can accommodate various levels and types of pedestrian focused usage through new perimiter planting, lighting columns, bollards and street furniture to provide a welcoming ambience, whilst ensuring safety for pedestrians. This space will be available for use by residents and the wider community with the opportunity for a variety of community events to be held here.

Zone 3 – The Recreation Gardens

- The Recreation Gardens, located to the west of Block 4, forms a natural outdoor extension of the adjacent indoor amenity space. A significant feature of this area is the large grassed expanse, intentionally retained as an open quiet area to accommodate a range of recreational low-key uses.

Zone 4 – The Social Courtyard

- Designed to foster a relaxed and versatile atmosphere, ideal for various communal activities with strategically placed furniture to encourage interaction and socialisation.

Zone 5 – The Study Gardens

- Nestled between Block 2 and 3, this garden is designed to be serene and a conducive environment for studies, through raised planters, nooks and niches and timber seating that provide spaces for students to engage.

Zone 6 – Garden Courtyards

- The courtyards adjacent to Block 5 and 6 provide residents with private retreats for socializing and studying. The design of these courtyards focuses on creating a lush and verdant atmosphere, achieved through the use of shade-loving plants and integrated seating.

Zone 7 – Habitat Area

- The two areas located between Block 1 and Block 2 are envisioned to become Habitat Area. It maintains the existing tree canopy where possible and enhancing it with additional native tree species, in addition this area provides opportunity to increase species-rich planting and provide an organic and natural aesthetic to the PDS

Access and Movement

- 4.20 Independent cycle stores are provided for each student block. Three cycles stores are located in the basements of Blocks 2, 3 and 4. These are accessed via external ramped access. There are external cycle stores provided for larger e-bikes and cargo bikes at grade within the garden areas to Blocks 2 and 3. The total provision sees an increase in the number and improvement in the quality of cycle storage.
- 4.21 Student car parking is located in the basement of Block 1. 13 spaces are retained for student use. It is anticipated that staff parking will be provided at street-level and close to Blocks 5 and 6.
- 4.22 Along Bax Road, adjacent to Block 5, a delivery bay for a potential commercial unit and a single visitor bay is provided. The visitor bay will also be used for student drop off and collection at the start and end of term time. The use of this bay will be managed by Hello Student and timed to allow each student with a 30-minute slot to use the bay.
- 4.23 The east-west connection will be a shared surface accessible to vehicles using the car park and fire / refuse vehicles where required. A hammerhead turn is provided at the end to allow these vehicles to make the required 3-point turn.

Table 4.1: Quantum of Parking

	Cycle	Car
Block 1	38	13
Block 2	48	0
Block 3	48	0
Block 4	38	0
Block 5	54	0
Block 6		0
Surface level		15
Total	226	28

- 4.24 A framework Travel Plan (prepared by Vectos) is submitted with the application. The Plan outlines measures to encourage a modal shift and increased use of walking, cycling and public transport. These opportunities are enhanced by the PDS's accessible location close to the Corridor and its proximity to existing public transport infrastructure.

Waste Management

- 4.25 Refuse storage calculations have been undertaken based upon a once weekly collection with a ratio of 52 litres / bedspace / week and separated recycling waste calculated at 0.12sqm / bedspace / week.

5. The Strategic Case for the Development

- 5.1 This Section demonstrates that the principle of the Proposed Development aligns with the Development Plan, the Framework and other material considerations. **Appendix 4** of this Statement sets out the policies applicable to the Proposed Development.

The Development Plan

Strategic Spatial Principles and Policies

- 5.2 The Proposed Development will contribute to the key strategic objectives of the CS including through:
- Delivering high quality student accommodation to support the operation and growth of the main universities as a critical part of the infrastructure needed to attract students to Manchester as a key contributor to its economic success and in supporting its knowledge business.
 - Delivering a scheme of outstanding design quality which responds positively to its setting, effectively integrates with the existing built environment (CS vision).
 - The provision of development at a high density, making efficient and effective use of an under-utilised and sustainably located existing PBSA site (CS Policy CC1).
 - Securing a mix of uses befitting of the PDS's accessible and prominent location, including ground floor uses which will present an animated frontage to Hathersage Road (CS Policy CC7).
 - Delivering a mix of high-quality 'urban living', designed around its target market and securing an uplift in the quality of affordable student residential accommodation available in the City (CS Policy SP1).
 - Removing under-utilised buildings in a poor state of repair and which detract from the environmental quality of the location with a striking development of high architectural quality and design which provide a vastly improved setting to Hathersage Road and which will improve the experience of using the surrounding public realm (CS Policy CC4).

The Scheme's Contribution to the City Centre and Corridor Manchester

- 5.3 The Proposed Development will support the City's strategic growth ambitions as expressed within the CS, the Corridor Manchester Strategic Spatial Framework (March 2018); the Greater Manchester Strategy (2017) and, reflecting its location and function, the Strategic Vision for Corridor Manchester (2015), by:
- Addressing the pressing need for additional PBSA in the city through providing a quality and range of additional student accommodation which will support the universities' ability to continue to attract high calibre students in a globally competitive higher education market.

- Providing an environment in which students can thrive in their studies and improving the quality of educational outcomes for Manchester's future resident population.
 - Supporting the long-term viability and sustainability of the city's residential communities by providing quality student accommodation which can reduce reliance on the mainstream housing market to meet students' accommodation needs, helping to manage price increases and address neighbourhood management issues which can arise through an overconcentration of student occupation of mainstream housing in a single area.
- 5.4 Providing a high quality supporting residential infrastructure will help to ensure Manchester is able to maintain and grow its popularity as a place to study, which underpins the current and future success of the universities as the drivers of growth within the Corridor. Securing this outcome is very evidently critical to the success of Corridor Manchester.
- 5.5 Beyond this the Proposed Development is aligned with a number of other objectives for Corridor Manchester **Error! Bookmark not defined.:**
- The development will add to the vibrancy of the location by providing active high quality public realm and active ground floor uses. In this regard, the scheme can contribute to the place-making objectives of the SSFW.
 - The development will utilise an existing student development which represents an inefficient use of a sustainably located site and which detracts from the environmental quality of its surrounding context.
 - In redeveloping an underutilised site to provide 876 student bedrooms, the development will support the Spatial Framework's encouragement of increasing the density and densification of sites.
- 5.6 These important attributes of the development will support the overarching objectives for the Corridor and realisation of the aspiration for this to become '*Manchester's cosmopolitan hub and world-class innovation district...*'

The proposed PBSA use

Making most efficient use of an existing PBSA site

- 5.7 The Proposed Development represents a 'gentle densification' of the existing site and in doing so making more efficient use of an existing and successful PBSA location. This is a fundamentally sustainable means of meeting the need for additional PBSA. It will do this without utilising additional land which may be more suited to other uses.

Compliance with Policy H12 of the Manchester CS

- 5.8 Locally, planning policy for PBSA in Manchester is principally addressed by Policy H12 of the adopted CS. Policy H12 establishes criteria which the City Council uses to assess all proposed PBSA.

5.9 Policy H12 is a permissive policy, in that it lends its support to PBSA development within the city provided it satisfies the criteria of the policy. It therefore follows that if each of the criteria are met, the proposals benefit from the support of Policy H12.

5.10 As assessment against the criteria set out in Policy H12 of the adopted CS is presented below:

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

5.11 The development is located within easy walking distance of Oxford Road, approx. 690m west, which provides the main north-south arterial road linking the main university campuses with the core of the City Centre. The PDS is located only a short walk from a cluster of bus stops (bus services: 41 CrossCity, 42, 43, 50, 53 orbits, 142 and 143) the majority of which head north and serve the universities and the City Centre. These services all operate at frequent and regular intervals throughout the day and into the night.

5.12 The main University of Manchester Campus is located within a comfortable walking distance of approx. 0.6 miles to the north-west, with the closest building being the Stopford Building. Whilst the main Manchester Metropolitan University is located approx. 1.2 miles to the north, with the closest building being the Geoffrey Manton Building.

5.13 All campuses are accessible by foot or cycle and within 'close proximity'. Despite the supporting text of Policy H12 defining 'close proximity' as within 500m (as found within the now revoked Planning Policy Statement 4), it has been previously confirmed at appeal²⁴ that this distance parameter is not the appropriate means of defining accessible for the purposes of Policy H12.

5.14 Resultantly the close proximity should be determined by available walking routes and their likely timings, whereby it is not unreasonable to expect students to walk around 25 minutes from the accommodation to University. Furthermore, the Chartered Institution for Highways and Transportation (CIHT) document entitles 'Providing for Journeys of Foot' suggests the following walking distance for accessing places of education:

- Desirable – 500m (0.3 miles)
- Acceptable – 1,000m (0.6 miles)
- Preferred maximum – 2,000m (1.25 miles)

5.15 The PDS is therefore concluded to be in close proximity to both the universities and in relation to high frequency public transport routes. The first criterion of Policy H12 is therefore satisfied.

²⁴ Appeal Decision: APP/B4215/W/21/3287525 - Paragraph 38

- 5.16 It is also contextually relevant in considering Criterion 1 to highlight that the PDS is an existing popular PBSA location and already functioning sustainability and successfully indicating it has a wholly acceptable proximity to the university campuses.

2) The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised 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.

- 5.17 The only decentralised energy infrastructure within the Regional Centre is understood to be the Civic Quarter Heat Network which is so far connected to the Town Hall Extension and Central Library, Heron House, Manchester Central Convention Centre and Manchester Art Gallery only. Due to this limited coverage and distance, it is not considered that within the foreseeable future the network will extend to additional sites within and on the edge of the Oxford Road Corridor.
- 5.18 The Proposed Development has ensured sustainability as integral to the design process, including elements of low and zero carbon technologies. The Proposed Development will target a BREEAM Excellent and EPC A rating and includes an adopted energy hierarchy adopted to support sustainability ambitions. The Proposed Development includes passive design measures, such as improved building fabric performance, energy efficient building services and provision of low carbon and renewable energy i.e. air source heat pumps and MVHR and PV panels. These passive design measures are a significant enhancement on the current buildings, which currently have poor thermal efficiency and lack any low carbon technologies.
- 5.19 This second criterion of Policy H12 is therefore satisfied.

3) High density developments should be sited in locations where this is compatible with existing development 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.

- 5.20 The PBSA buildings have been designed to reflect the PDS's historical context, with a proposed design that is complementary to nearby heritage assets, whilst ensuring that there will be no adverse impact on existing residents and their amenity. This is achieved through locating the taller elements of the scheme within the centre of the PDS and to the rear of the Baths, which has a much more functional appearance than the ornate and decorative frontage along Hathersage Road. The massing of the Proposed Development has sought to respond carefully to the PDS's location within Ardwick, whilst also taking into account the proximity to the Oxford Road Corridor and the need to boost student bed spaces in a key location.
- 5.21 The scheme has sought to balance its scale and massing through delivering a proposal that integrates itself within its surrounding community, whilst responding to the acute student demand issues faced across the City.
- 5.22 With regard to access to retail facilities, the PDS is located in a highly sustainable location within walking distance to key amenities and services both along Oxford Road and within Ardwick, as well as the main University campuses. The PDS will also provide

opportunities for new retail/café/community uses that front onto Hathersage Road, for use by both student and wider community.

- 5.23 Furthermore, in response to the highly sustainable location that is well served by public transport and cycling facilities, the proposed PBSA is largely car free, with the exception of some retained student/staff parking spaces in existing underground car parks, and following reconfiguration of Bax Road and the kerbside spaces. The accompanying Transport Statement has demonstrated that car-ownership amongst students is inherently low, such that the proposed level of car parking is more than adequate to accommodate the Proposed Development, without resulting in parking pressures overspilling into the nearby residential streets.

- 5.24 The third criterion of Policy H12 is therefore satisfied.

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 achieving 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.

- 5.25 As detailed elsewhere within this Statement, the Proposed Development is consistent with the key strategic regeneration priorities of the Council and the Oxford Road Corridor: making best use of brownfield land, boosting the supply of student bedspaces and providing high-quality accommodation that is accessible and connected.

- 5.26 There are significant positive regeneration impacts arising from the proposal, which are considered in turn below:

Supporting Manchester's Higher Education Offer

- 5.27 The policy context presented in **Appendix 4** recognises the critical role that the Higher Education Institutions play within the city. They sustain, support and further the economic performance of the city, in turn conveying significant social benefit.
- 5.28 The provision of high quality, affordable and well-managed student accommodation is an essential component in sustaining the appeal of those Higher Education Institutions in what is a very competitive market. Sufficient high-quality accommodation provision is critical to the city's universities being able to attract and retain the best talent.
- 5.29 As addressed in relation to a separate criterion below, there is a significant mismatch between supply and demand, and a pressing need to deliver additional PBSA. The proposals will make a notable contribution to the supply, with high-quality and managed accommodation in a sustainable and attractive location. By making this contribution and helping to increase and improve the accommodation offer, the Proposed Development will support the appeal of the Higher Education Institutions and their continued essential contribution to the city's economy.

Providing housing choice and supporting ‘recovery’ of mainstream housing stock

- 5.30 The mismatch between supply of and demand for student accommodation within Manchester, evidenced further below, has generated a significant issue within the City in respect of the occupation by students of mainstream housing stock.
- 5.31 Whilst this will always be a feature of any successful university city, the issues this generates are numerous: reduced availability and affordability of housing stock including traditional family housing; lack or absence of management; no oversight of student wellbeing; students exposed to poor landlord practices; impact on amenity of neighbours by being interspersed with mainstream housing. The provision of high-quality, well managed PBSA represents a means of addressing these issues.
- 5.32 To reduce this ‘claim’ on the mainstream housing stock and all the associated issues this brings, it is necessary to provide an attractive and realistic alternative. An increased supply of PBSA represents a key solution, in a form, at a price point and in a location which students can and would choose to live instead. These attributes reflect the development as proposed. The price point, together with the high standard of accommodation, amenity offered and its prime location, provides an attractive and realistic alternative to a good proportion of the private rented stock which students are otherwise reliant on.
- 5.33 The proposal will both serve to reduce the supply deficiency (which in itself reduces pressure on mainstream housing stock) and offer essential choice. In so doing, it reduces pressure on the housing stock, reduces the prospect of additional mainstream housing being occupied by students and creates the opportunity to revert mainstream housing back to the mainstream market. This is a key regeneration benefit of the Proposed Development.

Compatibility with and contribution to the neighbourhood

- 5.34 The Proposed Development has been designed in such a way to be respectful of its existing residential context. Whilst including a building of scale, this has been sited within the PDS in such a manner that it avoids local amenity impacts. Further, the proposal comprises external and internal space for both resident students and the local community which will add value to the area and directly responds to feedback received through engagement with the local community.
- 5.35 As well as the provision of internal community space which local residents and groups can access and make use of, the enhanced and improved public realm to the rear of Victoria Baths, as part of Zone 2 (the Spine) of the landscape masterplan, is provided in the context of a shortage of functional public space in this part of the City. This will be a space for all which residents of the wider area will be encouraged to use, through creating a flexible space to accommodate a range of activities. It is envisaged that activities/events/functions within this space will be coordinated by both the applicant and in collaboration with Victoria Baths.
- 5.36 The applicant is committed to supporting local community activity, through facilitating ongoing initiatives – community gardening, litter picking. The internal community space provided within Block 5 for local residents will provide a formal meeting space to host local events and gatherings and has the effect of positioning the Proposed Development firmly at the centre of community.

- 5.37 As is clear from the above, the Proposed Development satisfies Criterion 4 of Policy H12.

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 Development could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.

- 5.38 The application is accompanied by a Crime Impact Statement (CIS) which has been prepared by the Greater Manchester Police. The CIS confirms a number of positive aspects of the scheme including good levels of ground floor activity and surveillance and concludes that the design will not lead to an increase in crime.
- 5.39 The Proposed Development includes a number of management and security measures typical of this type of development to ensure the safety of its residents and visitors. The main entrance will be accessed via an electronic access control system for residents and staff. The arrangement of the lobby space will be controlled via a concierge and security measures have been carefully incorporated into the building design to ensure it is secure without visibly announcing that the design was concerned about crime.
- 5.40 However, the CIS has noted the prolific high levels of graffiti within and around the PDS, recommending that external cladding materials at ground floor are sealed, protected and support the removal of graffiti. Other recommendations include internal management activities and appropriate consideration to the post room, to prevent delivery staff from accessing internal areas used by the residents.
- 5.41 The Student Management Plan confirms that security provisions have been tailored to the nature, size and location of the PDS, with an aim to provide visible, but not obtrusive security through a combination of CCTV, access control and security personnel.
- 5.42 The Proposed Development therefore satisfies criterion 5 of Policy H12.

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 streetscene either from the Proposed Development itself or when combined with existing accommodation.

- 5.43 The design and layout of the Proposed Development has been directly influenced by the existing development at the PDS, along with the surrounding built development, pedestrian routes and physical features. Substantial consideration has been given to the design of the scheme in responding to the local context in terms of scale, layout and massing so as to minimise any amenity or environmental harm.
- 5.44 The accompanying Design and Access Statement details the justification for the height and massing of the Proposed Development, with the design detailing reflecting the

built form and complements, and adds character to, the wider Hathersage Road street scene.

- 5.45 The Proposed Development has been subject to a full environmental appraisal with a number of technical topics considering the effects of the development on residential amenity. This included sunlight/daylight analysis, townscape and visual impact, air quality and noise analysis. The accompanying reports demonstrate that the scheme will not give rise to any unacceptable amenity impacts in respect of these topic areas.
- 5.46 The Proposed Development is therefore compliance with criterion 6.

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

- 5.47 There are no listed buildings within the Proposed Development site.
- 5.48 However, directly adjoining the PDS lies Victoria Baths, a Grade II* listed building. A former public bath, the building now operates as a visitor and commercial venue, although with retaining surviving interior decorative features and conserved pool halls. The Proposed Development, whilst not directly affecting the Victoria Baths, has the opportunity to increase and enhance the activities and events held, thereby ensuring the long-term protection of this highly regarded building.
- 5.49 Through increased student numbers and active frontages provided as a result of the Proposed Development, the Baths will experience increased footfall, whilst also opportunities to tailor events that attract the nearby students. There is also opportunity for the Baths to provide training and employment opportunities to students and integrating the students into the wider community.
- 5.50 Nonetheless, the heritage asset will be preserved and will have no direct impact on its fabric as a part of this development.
- 5.51 The Proposed Development therefore satisfies criterion 8 of Policy H12.

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.

- 5.52 This application is supported by a Waste Management Strategy which confirms that the Proposed Development has been designed in accordance with the waste hierarchy: prevention, reduction, re-use, recycling/composting, energy recovery and final disposal.
- 5.53 The Waste Management Strategy outlines the capacity and location of the proposed waste facilities and confirms that sufficient internal and external space is provided to enable the necessary segregation and management of the waste streams generated, whilst also ensuring waste collection can be appropriately managed and coordinated.
- 5.54 The Proposed Development therefore satisfies criterion 8 of Policy H12.

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.

- 5.55 In respect of the need for additional student accommodation, this has been recognised by the City Council in its report of PBSA to the Executive Committee, referred to in **Appendix 4**. It is acknowledged that within those reports, that present levels of PBSA available to support student population and the limited investment in PBSA over recent years is causing a series of issues for the City.
- 5.56 Those include driving rents upwards such that Manchester is one of the most expensive UK cities for PBSA; and students increasingly occupying mainstream housing stock. The latter has an impact on the availability and affordability of housing to meet local residents' needs, significantly reduces Council Tax revenue through student exemptions, and creates issues in terms of effective management (with consequential impacts on amenity, neighbourliness, etc).
- 5.57 The City Council has acknowledged that there is a need for additional PBSA in order to help overcome these challenges. This acknowledgement of need in itself satisfies the first element of this criterion.
- 5.58 The scheme is to deliver 876 student beds, with an uplift of 310 beds on current numbers, which would contribute to the pipeline supply and provide considerable ease of pressure on current student accommodation strains. This is achieved in the context of there being a finite number of sites which can accommodate PBSA in a sustainable manner given the need for these to be located close to the universities and associated facilities and services.
- 5.59 Through the submitted Cushman & Wakefield report, the application provides further evidence in relation to the above, confirming that currently only 26,841 of full-time higher education students at the University of Manchester and Manchester Metropolitan University have access to university or private sector purpose-built accommodation.
- 5.60 The remaining 27,884 of full-time students in Manchester are required to find accommodation within the private rented sector and would otherwise be unable to access university or private sector purpose-built accommodation. The Cushman & Wakefield report demonstrates that there are more than 2 full-time students per PBSA room in the City. Further it outlines that since 2012, the number of full-time students in the City has increased by over 23,000 whereas the number of PBSA beds has increased by only 7,282 during this period.
- 5.61 This points to clear evidence of a growing reliance on non-PBSA accommodation in the City by students. This means family and other forms of housing is being occupied by students preventing working households from accessing this stock.
- 5.62 Not only does this have a detrimental impact on the housing market, contributing to inflating prices in the private rental sector, it also has an adverse impact on affected communities, with students living in accommodation not best suited to their needs.

Providing high-quality purpose-built student schemes, such as that proposed, can support the effort to return non-PBSA residential accommodation to the mainstream market and the long-term sustainability of affected communities.

5.63 The principal means of resolving this issue at the Council's disposal is to support the provision of additional PBSA in the right locations and where evidence shows students choose to live. As a response this can deliver multiple benefits in both ensuring students' accommodation and wider support needs are properly met via forms of accommodation which are built and managed around them whilst supporting a release of private rented stock to the mainstream housing market and freeing up housing for working households.

5.64 Having regard to the above considerations, there is clear evidence of a need for additional PBSA in this location. The Proposed development therefore satisfies criterion 9 of Policy H12.

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

5.65 The Proposed Development will be delivered by Empiric, a company with a proven track record of delivering high quality, popular and well-managed student accommodation across the UK. Notable among their track record is The Chapel, on Upper Brook Street in Manchester, a Grade II listed converted chapel providing high-end accommodation and first-class facilities, only a short distance from university campuses and local amenities.

5.66 Criterion 10 of Policy H12 is therefore satisfied.

Summary of Policy H12 compliance

5.67 Policy H12 is the development plan policy of greatest relevance to the application. It confirms that the provision of new PBSA will be supported where the development satisfies the policy criteria.

5.68 Based on the above, it has been demonstrated that the Proposed Development satisfies all of the relevant policy criteria and as such, the proposals should be supported. In summary the Proposed Development:

- Is located within close proximity to the Oxford Road Corridor, in close proximity of University Campuses and high-frequency bus routes;
- Promotes the use of low/zero carbon energy infrastructure;
- Is compatible with existing developments and initiatives, in close walking distance to numerous day-to-day services and facilities;
- Will have a significant positive regeneration impact in its own right and as part of the wider Corridor area, contributing to the provision of a mix of uses in line with MCC strategy;
- Is safe, secure and will assist in improving the safety of the surrounding area;

- Is well designed and will be well managed to ensure that there are no unacceptable impacts upon amenity in the surrounding area;
- Includes a waste management strategy that is in accordance with the adopted waste hierarchy;
- Fulfils an identified need for high-quality PBSA to the student sector within Manchester; and
- Is deliverable by a developer with a proven track record.

5.69 In light of the above, the Proposed Development is in accordance with strategic policies of the development plan, where there is a demonstrated city-wide and neighbourhood level need for student accommodation, which is established via the recognised shortage of bedspaces across Manchester, and within Ardwick, and the need to free up family housing.

Other material considerations

National Planning Policy Framework (the Framework)

- 5.70 The Framework advises²⁵ that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths and to meet the twin challenges of global competition and of a low carbon future. The delivery of new, modern PBSA development will assist in building a strong economy on several levels.
- 5.71 Firstly, the construction of the development will create local employment, whereby the introduction of an increased student population to Ardwick will contribute to the economy through expenditure in their subsequent use of local facilities and services. Additionally, fit-for-purpose PBSA will attract students to Manchester who might not have otherwise chosen to locate here, increasing the likelihood of such students remaining in Manchester post-graduation and contributing to economic development.
- 5.72 The Framework also requires planning decisions to promote the effective use of land, including the re-development of previously developed (brownfield) land where possible²⁶. Substantial weight should be given to the value of using suitable brownfield land, and proposals which will secure the development of under-utilised land should be supported²⁷. The Proposed Development is supported by these policies of the Framework.

Commitment to Climate Change

- 5.73 A commitment to responding to climate change is embedded throughout national and local planning policy. The planning system, in delivering sustainable development, supports the transition to a low carbon future by shaping places in a way that contribute to radical reductions in greenhouse gas emissions²⁸.

²⁵ HM Government (2023), Section 6, National Planning Policy Framework

²⁶ HM Government (2023), Paragraph 119, National Planning Policy Framework

²⁷ HM Government (2023), Paragraph 120, National Planning Policy Framework

²⁸ HM Government (2023) 'National Planning Policy Framework', paragraph 153

- 5.74 The overarching vision for Manchester as set out within the adopted CS reflects the fundamentals of the Framework by seeking to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, to mitigate and adapt to climate change²⁹. In response to the vision, a series of climate and zero carbon specific policies³⁰ are established which seek to mitigate the impacts of the changing climate.
- 5.75 In 2019 MCC declared a climate emergency and recognised the need to do more to reduce the City's carbon emissions and the negative impacts of climate change. A citywide target of making Manchester zero-carbon by 2038 was established. The Manchester Climate Change Framework 2020-25 is the city's high-level strategy for delivering the City's climate change commitments. For new developments, this means being built and operated to zero carbon standards as soon as possible.
- 5.76 As described in Section 4, a range of measures have been embedded within the Proposed Development which seeks to ensure the delivery of a sustainable development. In summary, these include:
- Development of a brownfield site in a highly sustainable location and reusing existing buildings where feasible;
 - Commitment to building design in accordance with the principles of the energy hierarchy, using fabric efficiency measures and low carbon and renewable technologies;
 - Incorporation of water efficiency measures in design to reduce potable water consumption;
 - Incorporation of sustainable transport measures, such as EV chargers, cycle storage spaces and facilities to ensure building users can make use of the existing transport network;
 - Mechanical ventilation heat recovery (MVHR) and air source heat pumps will be used in buildings;
 - Incorporation of SuDS measures to reduce surface water run-off compared to the pre-development level;
 - Commitment to ensuring all forms of pollution are minimised in design and construction, with the aim of achieving a minimum of air quality neutrality;
 - Commitment to positively enhancing the site biodiversity through the incorporation of ecological enhancement measures to provide an overall biodiversity net gain; and
 - Maximising the wellbeing for users of the Proposed Development and local community including safety, access to open space, and amenity facilities.

²⁹ Manchester City Council 'Core Strategy' (2012) - Spatial Objective S05

³⁰ Manchester City Council 'Core Strategy' (2012) – Policy EN 4, EN 5, EN 6, EN 7 and EN 8

5.77 Further information can be found within the supporting Environmental Standards Statement and Energy Statement (prepared by Atelier Ten).

The Strategic Case for the Development – in summary

5.78 In light of the considerations above, the Proposed Development:

- Is acceptable in principle in accordance with relevant policies of the development plan. The development is aligned with strategic policies of the CS.
- Satisfies all criteria of Policy H12 of the CS against which proposals for PBSA should be assessed. A clear need for PBSA has been proven whilst the locational attributes of the PDS mean that it is one of a finite number of sites able to accommodate PBSA in a sustainable manner. It achieves this through making use of existing buildings and an existing PBSA site, building on what is already in situ as a fundamentally sustainable means of meeting the City's PBSA needs.
- Will make a significant and positive contribution to the ongoing regeneration of Ardwick and the surrounding areas including delivering both internal and external space for the use and benefit of the local community, achieving a positive integration into the existing neighbourhood.
- Will support the long-term vision and aspiration for the Oxford Road Corridor providing critical residential infrastructure which is needed to support the vibrant knowledge-led economy in a location close to the City Centre and do so in way which contributes positively to the surrounding residential neighbourhood.
- Incorporates low carbon technologies as a direct response to national and local objectives, which will contribute to sustainable developments being delivered in Manchester.

6. Design and Amenity Considerations

- 6.1 This Section considers the acceptability of the scheme design and the potential impacts of the Proposed Development on the amenity of the surrounding neighbourhoods.

Achieving well design places

- 6.2 In accordance with policies of the Framework and Development Plan and the established context, the Proposed Development is of a very high architectural standard suitable to its surroundings and is of an appropriate mass and scale reflective of its location within a historic setting embedded within an existing residential neighbourhood.
- 6.3 A comprehensive Design and Access Statement (DAS) accompanies the planning application describing in detail the process of design evolution and engagement, including a summary of the extensive pre-application discussions undertaken with the City Council, consultees and other interested parties.
- 6.4 The DAS also includes a number of plans and images to explain how the Proposed Development will be laid out and what it will look like, both in isolation and in the context of the wider surrounding area, particularly in regard to key views of Victoria Baths.
- 6.5 The DAS confirms that the residential element of the scheme accords fully with MCC's space and quality standards in relation to PBSA, in providing a well-designed and adaptable building that will reflect the changing needs of residents.
- 6.6 The DAS discusses the evolution of the Proposed Development, with the current masterplan providing an opportunity to improve the urban design and placemaking of the PDS as part of a comprehensive regeneration strategy. This includes:
- Public realm and streetscape improvements to prioritise pedestrians and cyclists, diminishing the dominance of car parking;
 - Capitalising on the nearby Grade II* listed Victoria Baths as a destination, by creating a new civic space/square to the rear;
 - Creating a more varied and improved townscape through re-modelling the existing blocks;
 - Improving the setting of all buildings through improvements to the green space and better delineating between public and private spaces; and
 - Improving the connectivity between blocks by creating an active street frontage across the PDS.
- 6.7 Where possible, the development seeks to retain existing structures. Across the existing six blocks, only two (Blocks 4 and 6) are to be completely demolished. Two

(Blocks 1 and 5) are to have their structures entirely retained, whilst the remaining two (Blocks 2 and 3) will be partially retained.

- 6.8 The Crime Impact Statement (CIS) confirms that the Proposed Development has 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 highlights the notable positive aspects of the scheme including, the ground floor uses will provide natural surveillance and enliven the surrounding public realm as intended, in order to discourage antisocial activity and more serious disorder around the development. The Proposed Development provides natural surveillance at multiple areas, resulting from the ground floor and above ground uses.
- 6.9 The overall design quality is very high and would significantly enhance a currently underutilised and unattractive site in an optimal location for its use. The Proposed Development recognises the opportunities of the PDS, whilst respecting the importance of the neighbouring Victoria Baths and has been designed so as not compete with its architectural interest but instead complement and respect the significance of this building.

Amenity impacts

Daylight/Sunlight

- 6.10 An assessment of the impact from the Proposed Development on daylight and sunlight to existing surrounding properties and neighbouring amenity spaces, as well as daylight and sunlight within the proposal itself, has been prepared by EB7.
- 6.11 The report considers the prevailing density of the area and existing levels of light experienced to windows of nearby properties. The results of the assessment show that 95% of neighbouring windows assessed will retain good levels of daylight with the Proposed Development, in excess of BRE targets. Any windows that fall below BRE targets do so only marginally and are considered acceptable when interpreting the BRE guidance flexibly as intended.
- 6.12 The tests also show that 79% of neighbouring habitable rooms will retain good levels of daylight distribution, in excess of BRE targets. For sunlight, all neighbouring main living rooms will retain good levels of annual and winter sunlight, in excess of BRE targets.
- 6.13 The assessment of sunlight impacts of the Proposed Development has concluded that all neighbouring main living rooms will retain good levels of annual and winter sunlight, in excess of BRE targets.
- 6.14 The assessment of daylight (Vertical Sky Component) within the Proposed Development has shown that the vast majority of rooms receive good levels in excess of BRE targets. The Daylight Illuminance assessments have indicated that that 80% of the proposed student rooms will meet or exceed BRE targets.
- 6.15 Daylight and sunlight within the proposed residential units has been assessed to show that the majority of rooms will receive good levels in excess of BRE targets, with the Daylight Illuminance assessment indicating that 80% of habitable rooms will meet or exceed these targets. Whilst direct sunlight levels are more orientation specific, 72% of

the units will meet the relevant targets, which is considered to be a very good level of compliance.

- 6.16 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.

Noise

- 6.17 A Noise Assessment has been prepared by Sandy Brown, which has considered the impacts from noise arising from the proposed development. An environmental noise survey has been carried out to establish background sound levels around the PDS and by nearby noise sensitive premises, and ambient and maximum noise levels at the PDS.
- 6.18 The dominant noise source observed at the PDS during the survey was road traffic noise on Hathersage Road.
- 6.19 External noise limits for normally operating buildings and plant have been considered from nearby receptors including residential properties to the north, east and south. Octagon House (and its wards/bedrooms) along with Victoria Baths have also been considered, although nighttime limits will not be applicable.
- 6.20 Following a noise egress assessment, it has been determined that mitigation measures would be required to comply with required noise levels. These mitigation measures include:
- Block 1 – ground level screening to plant items
 - Block 4, 5 and 6 – full acoustic kits applied to noise generating plant, alongside acoustic enclosures, discharge attenuators and acoustic panels for ‘noisy’ plant.
- 6.21 Based on an initial assessment, it is clear that a condition requiring the development to undergo dynamic thermal modelling will be suitable to demonstrate compliance with the requirements of AOD2021.
- 6.22 As such the proposed development is compliance with Policy DM1 of the CS.

Air Quality

- 6.23 An Air Quality Assessment (‘AQA’) has been completed by Hoare Lea. The AQA considered the impacts arising from the construction process on the residents within 250m of the PDS and nearby ecological receptors.
- 6.24 The closest ecological receptor to the PDS is Highfield Country Park, classified as a Local Nature Reserve, located approx. 3.1km to the southeast. An assessment of construction at ecological receptors is therefore not required due to the separation distances.
- 6.25 As with the whole of the city of Manchester, the PDS is located within an Air Quality Management Area (‘AQMA’), mainly due to exceedances of the annual mean NO₂ objective. However, the most recent year of available monitoring data (2022),

exceedances of NO₂ were typically recorded at kerbside and roadside locations within the GMCA only.

6.26 Through good site construction practices the effect of dust and particulate matter releases from construction activities will be effectively mitigated. Such measures will include, but are not limited to, erecting screens around dusty activities, no idling vehicles, ensuring an adequate water supply on site for effective dust/particulate matter suppression/mitigation, and implementing a wheel washing system. A Construction Management Plan will be implemented pursuant to planning conditions and will secure such measures to reduce the impacts on surrounding residents from demolition and construction activities on air quality.

6.27 An operational phase traffic screening was undertaken, which has concluded that the impacts on air quality from traffic generation are not considered to be significant, and have therefore not been further assessed. Resultantly, mitigation measures are not considered to be required for the operational phase.

6.28 As such, the Proposed Development complies with Policy EN16 and Policy DM1 of the CS.

Socio-Economic and Social Value

6.29 An assessment of the socio-economics and social value benefits as a result of the Proposed Development has been completed (prepared by Turley).

6.30 The Proposed Development will generate a range of economic and social benefits during its construction phase and operational lifetime. New jobs will be created during its delivery stage and, once complete, the increase in the number of students on-site and the provision of new commercial and community spaces will support an uplift in local economic activity over the long term.

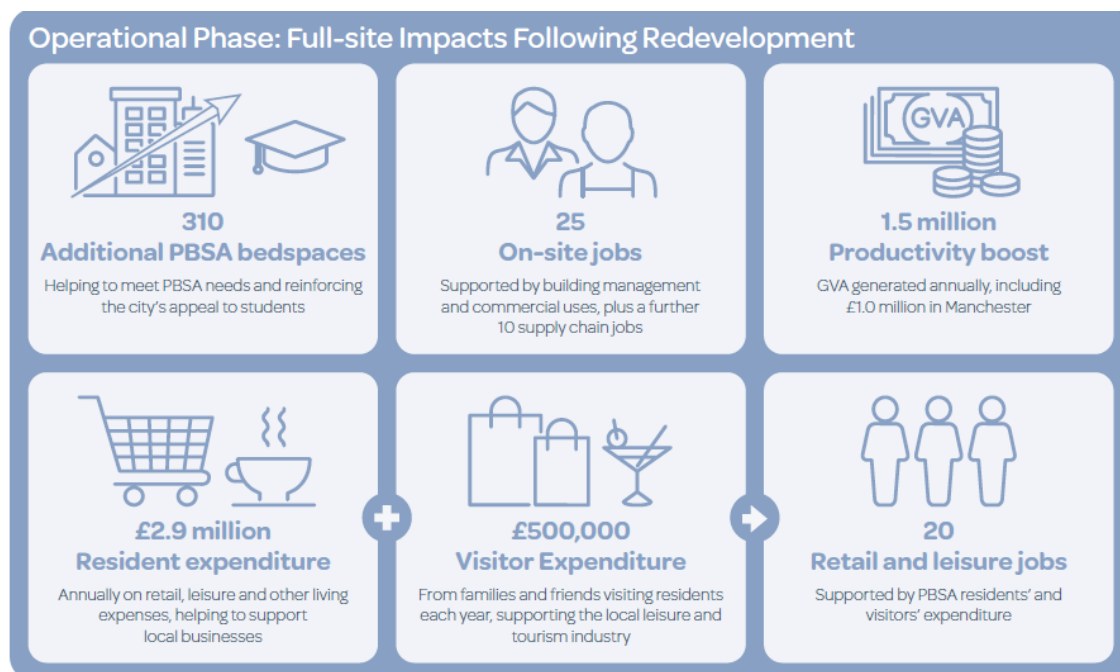
6.31 The significant social benefits of the Proposed Development are to be realised through the implementation of a range of measures, including initiatives related to employment, skills & training, provision of opportunities for local businesses, support for community organisations and projects through on-site community meeting provision, and the delivery of new and enhanced student housing and social and physical infrastructure.

6.32 Construction of the Proposed Development is likely to generate the following economic impacts:



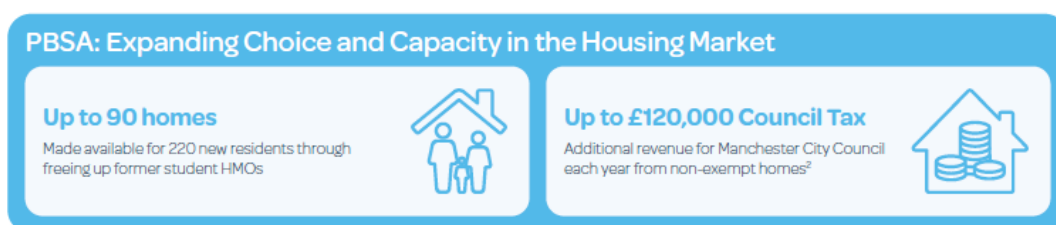
Source: *Economic Benefits and Social Value Infographic*, Turley Economics, April 2024

- 6.33 Upon completion, the Proposed Development will generate a range of economic impacts. These impacts will persist over the long-term, and are likely to include the following:



Source: *Economic Benefits and Social Value Infographic, Turley Economics, April 2024*

- 6.34 The Proposed Development will contribute to expanding Manchester's housing capacity through freeing up housing for new residents. It is considered that the 876 student bed spaces, will provide student accommodation equivalent to 250 houses, whilst the uplift in bed spaces alone (310 beds) would be equivalent to 90 homes made available to residents, including families, which in turn would result in greater Council Tax receipts for MCC.



Source: *Economic Benefits and Social Value Infographic, Turley Economics, April 2024*

7. Environmental Considerations

- 7.1 A number of environmental and technical assessments have been completed to support this planning application. This section provides an appraisal of the Proposed Development against relevant national and local planning policies in relation to environmental considerations beyond those covered in Chapter 8.

Built Heritage

- 7.2 A Heritage Statement has been undertaken, prepared by Turley Heritage. The assessment identifies the heritage assets within the vicinity of the PDS and considers the impact the Proposed Development would have on the setting and context of the identified heritage assets.

Designated Heritage Assets

- 7.3 There are no designated heritage assets within the PDS. However, there are a number of assets immediately adjacent to the PDS and within the surrounding context, including:

Asset. No.	Name	Grade
2	Victoria Baths	II*
13	Roman Catholic Church of St Joseph	II
14	Ukrainian Club	II
3	Mrs Gaskells House, 84, Plymouth Grove	II*
15	Court Nursing Home	II
5	Buckingham Crescent, 108-112, Daisy Bank Road	II
12	Buckingham Crescent, 114-116, Daisy Bank Road	II
17	Buckingham Crescent, 118-120 , Daisy Bank Road	II
11	Addison Crescent	II
10	Newbury	II
1	Former First Church of Christ, Scientist	I
20	Arched Gateway to Former First Church of Christ, Scientist	II
4	Church of St Chrysostom	II
22	Brook House (former Park View) and associated entrance walls and piers	II

Source: Listed Buildings with potential to be affected by the Proposed Development, extracted from the Heritage Statement, Table 3.1 (Turley Heritage)

- 7.4 The Victoria Park Conservation Area is located approx. 85m to the south of the PDS. The Conservation Area was designated in March 1972. There is no formal published character appraisal of the designated area, however MCC has published on its website

an overview of its history, a description of its buildings, guidance on the control of development and has identified opportunities for improvement and enhancement.

Impact Assessment

Victoria Baths (Grade II* listed)

- 7.5 The early 20th century Victoria Baths is of significance for its eclectic architecture, and its surviving decorative interior scheme. It has been described as the most opulent Edwardian municipal baths to survive anywhere in England. Although with a changed setting, the building has retained dominance and presence on Hathersage Road. It now exists in an area still predominantly characterised by residential development but with the influence of modern development and alternative uses.
- 7.6 The Proposed Development constitutes a combination of the replacement, alteration and extension of existing buildings within the setting of the listed building. The new replacement Block 6 adopts the same building line as Victoria Baths and the existing Block, set back from Hathersage Road and ensuring it does not impede views of the Baths.
- 7.7 The taller element of Block 5, to the rear, extends to 12 storeys and connects Block 6 to Block 5, where there is currently a break in built form. This, in itself, is not considered harmful to the Baths. The existing area comprises a small area of surface level car parking containing a single storey reception building, enclosed by a low concrete wall surmounted by railings. Although the current arrangement is more open and enables views through to Octagon House, these views are not complementary or contributory to the significance of Victoria Baths. Block 5 is narrower than Block 6 and is set back further, ensuring the facades to Bax Road are not read as a continuous single elevation on the same building line. The proposed arrangement creates more definition and enclosure to Bax Road, as opposed to the existing fragmentation.
- 7.8 Although also creating additional, scale, height and mass, it is not considered that the proposed extensions to Blocks 1, 2, 3 and 4 would be harmful to the significance of Victoria Baths. Built development of increased height, scale and mass will be brought closer to the rear of the Baths, however the rear of the grade II* listed complex is more functional in significance, characterised by ancillary buildings. The rear of the complex is well defined and enclosed by a brick wall, providing a clear differentiation and visual separation between the listed building and the Proposed Development. The visual impact of additional built form would not influence the way in which these functional and ancillary buildings operate, are understood or appreciated and, although also of heritage significance and importance (and fundamental to the historic operation of the Baths), they are less visually sensitive to change than the embellished principal and side elevation to Bax Road. The additions to Blocks 1, 2, 3 and 4 will reduce the extent to which the roofscape of the listed building complex is appreciable from surrounding streets, though views will not be eliminated.
- 7.9 There will be a cumulative effect arising from the increased height of Block 5, in combination with the 12-storey height of Block 6 that will influence the way in which the Baths is appreciated and experienced from more direct views from Hathersage Road and within Bax Road. This is likely to have the combined and cumulative effect of

reducing the visual presence of the Baths, but only to a limited extent, given that only two additional floors are proposed to Building 5 and that this block is set back.

- 7.10 Overall, the Proposed Development will have a combination of effects on the adjacent grade II* listed Victoria Baths. The replacement of Block 6 with a frontage building of broadly equivalent height and of enhanced design will improve the setting of the listed building on Hathersage Road and more generally the enhanced quality, design and landscaping of the development will improve the setting of the Baths.
- 7.11 The increased height of the taller element of Block 6 and in combination with the enlarged Block 5 will cause a degree of harm to the significance of the listed building, particularly due to the conflict with the silhouette of the building in views westwards from Hathersage Road. This will diminish, to a degree, the prominence and stature of the building in these views of the principal façade and cause less than substantial harm. The Heritage Statement concludes that the level of harm would be 'moderate', within the 'less than substantial' category.

Victoria Park Conservation Area

- 7.12 The conservation area already has a mixed setting, the area beyond the designated area characterised by a greater blend of development, including buildings of increased height, scale and mass, in combination with dwellings of varying age. The Proposed Development will only be visible from limited areas and in combination with existing modern development. It will be experienced as a backdrop and the proposed use of red brick and simple ordered aesthetic of the south facing elevations will ensure that this visual impact is not intrusive.
- 7.13 For these reasons, it is concluded in the Heritage Statement, that although visible from the designated area, the Proposed Development would not harm the character of the residential estate, defined by the low density arrangement of dwellings set back from the street frontage, its verdancy and spaciousness created by broad streets, verges, trees and gardens or the quality and richness of its townscape and architecture. As such, there will be no harm to the significance of the conservation area by virtue of the Proposed Development.

Conclusions on Built Heritage

- 7.14 The PDS is not an aspect of the setting of Victoria Baths that has historically or currently contributes to its significance. It was largely open land when the Baths was originally built, before being used as a mains electricity depot and later developed with a range of modern linear student accommodation blocks.
- 7.15 As set out in the Heritage Statement, it is considered that the Proposed Scheme, whilst also enhancing aspects of the setting of it, would cause a degree of harm to the significance of the grade II* listed Victoria Baths. The level of harm is considered to be 'less than substantial', and at a moderate level within this scale. This harm should be weighed against the public benefits of the proposals in the planning balance in accordance with paragraph 208 of the Framework.
- 7.16 The PDS is separated from Victoria Park Conservation Area, by Victoria Baths, Hathersage Road, trees, and intervening development including a modern apartment building (Tatton House) and terraced housing extending southwards from Hathersage

Road. Although forming part of the physical surroundings of the conservation area, the PDS is not currently clearly appreciable from it and does not influence the character, appearance or significance of the designated area.

- 7.17 Based on an assessment of the identified heritage assets with the potential to be affected by the Proposed Scheme, it is concluded that there would be no harm to the significance of other nearby designated and non-designated heritage assets.

Townscape and Visual Impact

- 7.18 The Development Plan³¹ and Framework³² identifies that the Proposed Development should have regard to the character of the surrounding area and should consider the impacts on landscape and townscape.
- 7.19 The Townscape and Visual Impact Assessment ('TVIA') (prepared by Turley) considers the impact of the Proposed Development from identified viewpoints across the City and demonstrates compliance with these policies.
- 7.20 The TVIA considered the effects of the proposed development on both townscape character and visual receptors, a full description of which can be found within the TVIA.
- 7.21 The assessment of visual effects identified that there would be changes to local views arising from the Proposed Development. The quality of the views close to the PDS would generally improve as a result of restoration of the rundown existing accommodation and the introduction of new high quality built form with extensive areas of improved external amenity spaces and new planting around the buildings.
- 7.22 There are also some close-proximity views from Hathersage Road and the residential roads in the immediate setting where the Proposed Development would form the tallest feature in the view which would partly detract from views of the neighbouring Grade II* Victoria Baths. However, the massing and proposed materiality of the development is considered to be appropriate to the local character and would integrate the development within the surroundings.
- 7.23 In the more distant views from the surrounding area, the proposed development would barely be discernible; and where perceived, the views of the built form would be experienced in the context of the existing surrounding development and would integrate with these.
- 7.24 In light of the above, the Proposed Development satisfies CS Policies CS6, EN1, EN2, DM1, and paragraph 135 of the Framework.

Climate Change and Sustainability

- 7.25 The Development Plan³³ expects all new development to be adaptable to climate change in terms of the design, layout, siting and function. The Framework³⁴ echoes this policy objective and it explains that the planning system should support the transition

³¹ Manchester City Council 'Core Strategy' (2012) – Policies CC6, EN1, EN2, DM1

³² HM Government (2023) 'National Planning Policy Framework' - para 135

³³ Manchester City Council 'Core Strategy' (2012) – Manchester City Council 'Core Strategy' (2012) – Policy EN 6, EN 8, EN 9 and DM 1

³⁴ HM Government (2023) 'National Planning Policy Framework' – paras 157, 158 and 160

to a low carbon future in a changing climate, by shaping places in ways that contribute to radical reductions in greenhouse gas emissions.

7.26 An Energy Statement (prepared by Atelier Ten) accompanies this application. This concludes that the Proposed Development is anticipated to comply with relevant national and local planning policies to achieve the following:

- BREEAM rating of 'Excellent'
- A reduction in emissions of 15% over Part L baseline.
- Reducing energy demand through enhanced fabric thermal performance.
- The installation of air source heat pumps and hot water and PV arrays installed to fully electrify the heating across the development.
- Retained structures and infrastructure, where possible, will prevent any loss in embodied carbon.

7.27 An Environmental Standards Statement (prepared by Atelier Ten) also accompanies this application, to provide a response to the various sustainability and environmental planning policies of the Development Plan. The Statement confirms that the core sustainability aims of the Proposed Development is to deliver a scheme that achieves net zero carbon, circular economy, biodiversity enhancements, health and wellbeing, and refurbishment of existing buildings. This is achieved through implementing a series of environmental standards, including:

- A high-performance series of buildings that exceeds current building regulations for energy and carbon performance. The project is targeting BREEAM Excellent, so as to have a positive response against a multitude of performance metrics.
- Operational waste arising from the building will be minimised through the development and adoption of a building specific waste management plant.
- A pre-demolition audit will be undertaken to optimise material recovery, re-use and recycling. New materials will be specifically selected to reduce upfront embodied carbon. Pollution will be minimised through responsible construction practices.
- A series of ecological measures will be incorporated to protect and sustain existing wildlife, alongside new planting and landscaping to enhance biodiversity.
- The Proposed Development is committed to the protection of local watercourses by applying Nature Based Solutions to manage water run-off from the buildings and hard landscaping.

7.28 In addition to this, a Ventilation Statement (prepared by Atelier Ten) supports the application. The ventilation strategy has been driven by the requirements of the different demises and room functions of the Proposed Development. Mechanical ventilation with heat recovery (MVHR) is proposed to each accommodation unit to provide background ventilation, with a manual boost option allowing increased air

change rates for brief period of time. This system will be aided by openable windows within habitable spaces, providing the option for manual purge ventilation.

- 7.29 Additional ventilation will be provided as mitigation where a potential risk of overheating is identified. This shall generally be provided through manually openable windows; however, enhanced mechanical ventilation rates will be provided in areas where open windows would result in the internal ambient noise levels exceeding the standard.
- 7.30 In light of the above, the Proposed Development satisfies the CSCS Policies EN6, EN8, EN9 and DM1, and paragraphs 157, 158 and 160 of the Framework.

Archaeology

- 7.31 The Development Plan³⁵ and the Framework³⁶ make it clear that proposals which complement, preserve and enhance the historic environment should be supported.
- 7.32 The Archaeological Desk-based Assessment (prepared by Salford Archaeology) confirms that the potential for the PDS to contain buried archaeological remains is considered to be moderate. The most likely remains to be encountered within the PDS included 19th and 20th century houses and a mid-20th century Electricity Mains Depot. The PDS also has limited potential to contain garden soils. Any such remains that do exist are likely to be of limited archaeological value and may be considered as negligible.
- 7.33 Following consultation with Greater Manchester Archaeological Advisory Service, no further archaeological works are required.
- 7.34 The proposed development therefore satisfies the CS Policies EN1, EN3, DM1 and Chapter 16 of the Framework.

Biodiversity and Ecology

- 7.35 The Development Plan³⁷ and the Framework³⁸ make it clear that proposals must aim to conserve and enhance biodiversity by seeking to avoid significant harm (if possible), by providing adequate mitigation, and by encouraging opportunities to incorporate biodiversity in and around developments.
- 7.36 The Preliminary Ecological Appraisal ('PEA') prepared by Greengage established the ecological value of the PDS and the presence/likely absence of notable and/or legal protected species. The PEA concludes:

Designated Sites

- No statutory designations of local, national or international importance within the boundary of the PDS or within a 2km radius.
- The closest designated site of international significance is Rochdale Canal Special Area of Conservation (SAC). This is located approx. 6.6km northeast of the PDS.

³⁵ Manchester City Council 'Core Strategy' (2012) – Policies EN1, EN3 and DM1

³⁶ HM Government (2023) 'National Planning Policy Framework' - Chapter 16

³⁷ Manchester City Council 'Core Strategy' (2012) – Policies EN 15

³⁸ HM Government (2023) 'National Planning Policy Framework' - para 180

- There are no sites of national significance within 5km of the PDS.

Protected Species

Bats

- 7.37 The identified habitats across the PDS have the potential to support invertebrate assemblages which bats may prey upon, however all buildings and sealed surfaces provide no resources for foraging bats. Additionally, the PDS is situated in an urban context and is poorly connected to areas of other suitable foraging or commuting habitat, which coupled with high levels of external lighting at night results in the PDS considered to have low potential to support foraging or commuting bats.
- 7.38 Due to slight defects in on-site buildings and features (missing brick slips and damaged walls), there are several potential roosting features. Despite this, no evidence of bats was recorded via the survey work carried out. None of the trees at the PDS possess potential roosting features for bats, owing to their relatively young age. Overall, the PDS has is of low suitability to support summer/transitional roosting bats.

Birds

- 7.39 The trees around the PDS, whilst young, provide nesting opportunities for many passerine species. Furthermore, the berry/seed producing trees provide foraging resources for many common/urban bird species and the invertebrate assemblages supported by the trees will provide foraging opportunities for insectivorous birds. Nonetheless, no old nests were observed within the trees at the time of the survey, therefore the PDS is considered to have low potential to support common/urban birds.

Biodiversity Net Gain

- 7.40 The submitted Biodiversity Net Gain Assessment (prepared by Greengage) confirms that the total baseline biodiversity units for the PDS were calculated at 3.44 units. Due to there being no hedgerow or watercourse habitats on site, no corresponding hedgerow units or watercourse units are recorded.
- 7.41 The Proposed Development stands to result in a total net increase of 18.42% habitat units and therefore in compliance with local and national planning policy and the BNG mandate which requires 10% uplift in biodiversity units. However, details on any habitat creation and its ongoing management should be agreed with the local planning authority, whereby any environmental management plan must provide description of how habitats are to be created, managed and maintained for a period of at least 30 years. This would be achieved through a suitable worded planning condition.

Other protected species

- 7.42 There are no suitable breeding ponds on the PDS or within 250m and the PDS is considered as having negligible potential to support great crested newts. Neither where there any field signs attributable to badgers identified and there is no suitable habitat for sett building on-site.
- 7.43 To conclude, it is considered that the Proposed Development will enhance the biodiversity and ecology of the PDS and is fully compliant with CS Policy EN15 and Section 15 of the Framework.

Broadband Connectivity and TV & Radio Reception

- 7.44 The Development Plan makes it clear that proposals must have regard to specific issues including ensuring that proposals have an appropriate siting, layout and massing. The Framework³⁹ is clear in providing that planning decisions should support full fibre broadband connections.

Broadband

- 7.45 The Broadband Connectivity Assessment (prepared by GTech Surveys Ltd) comprises a desk-based assessment and has been undertaken to determine the current availability of broadband services for the Proposed Development.
- 7.46 The assessment confirms that existing infrastructure and good broadband connectivity is already available, with fast download speeds likely to be experienced. However, it is recommended that BT Openreach are engaged to facilitate a connection to their fibre network.

TV Reception

- 7.47 The Television and Radio Reception Impact Assessment (prepared by GTech Surveys Ltd) has assessed the impact of the proposed development on the TV and radio reception in the surrounding areas as a result of the Proposed Development.
- 7.48 The Proposed Development is not expected to impact the reception of Freeview services.
- 7.49 The Proposed Development is likely to cause reception issues for the reception of digital satellite television services in areas to the immediate northwest of the PDS, up to 72m from the base of Block 4. The use of cranes, during construction, could also cause signal disruption in similar areas. Should satellite dishes be located and in use in this area, repositioning satellite dishes to new locations where views of the SE skies are no longer obscured would restore services for any affected user.
- 7.50 The Proposed Development is not expected to affect FM radio reception.
- 7.51 The Proposed Development is therefore compliant with Paragraph 118 of the Framework, Policy DM1 of the CSCS and MCC's Validation Requirements for Proposed Developments⁴⁰.

Flood Risk and Drainage

- 7.52 The Development Plan⁴¹ and the Framework⁴² include policies on flood risk and drainage. These policies assert that proposals should be directed away from areas which are at the greatest risk of flooding; and where development is permitted local planning authorities should ensure flood risk is not increased elsewhere.
- 7.53 The combined Flood Risk & SuDS Strategy Report (prepared by Heyne Tillet Steel) submitted with the application demonstrates that:

³⁹ HM Government (2023) 'National Planning Policy Framework' - Chapter 10

⁴⁰ Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?", September 2018, MCC

⁴¹ Manchester City Council 'Core Strategy' (2012) – Policy EN18

⁴² HM Government (2023) 'National Planning Policy Framework' - para 173

- The PDS is located entirely within **Flood Zone 1**, where there is a 0.1% or less annual probability of flooding from the river or sea.
- The buildings on site are at **very low** risk of surface water flooding, with areas of **low** risk along Bax Road. Coupled with the proposed provision of sustainable drainage systems, the Proposed Development will provide a betterment to the surface water management of the PDS, with allowance for climate change.
- There have been no sewer flood incidents in or adjacent the PDS, resultantly the risk of sewer flooding is considered **low**.
- The Site Investigation conducted concluded the PDS to be underlain by made ground, consisting of gravelly sand and clay. Neither is the PDS located in an area susceptible to groundwater flooding. The risk of groundwater flooding is therefore considered **low**.
- There are limited opportunities for SuDS within the building footprint, due to the retention of existing buildings, therefore attenuation for the roof catchments has primarily been provided within the external areas for retained buildings and within the footprint of the new builds.
- Permeable paving has been proposed for the majority of external hard landscaping around the PDS.
- A range of SuDS features, including raingardens, greenroofs, permeable paving, are provided within the landscaped areas to significantly reduce the surface water flow rate.

7.54 In light of the above, the Proposed Development satisfies CS Policy EN14 and paragraph 173 of the Framework and subject to inclusion of the mitigation measures identified, it is anticipated that flood risk and surface water from the development can be managed safely and sustainably.

Ground Conditions

7.55 The Development Plan⁴³ and the Framework⁴⁴ identifies that priority will be given for the remediation of contaminated land and ensuring the development is suitable and safe.

7.56 The Phase 2 Geo-Environmental Assessment Report (prepared by Brownfield Solutions Ltd) identifies that:

- The overall risk to controlled waters is considered to be low and no further action is required.
- Testing of the made ground at the PDS revealed an exceedance of PAHs, and remedial measures are required. No exceedances of petroleum hydrocarbons, BTEX or MTBE compounds were encountered.

⁴³ Manchester City Council 'Core Strategy' (2012) – Policies EN17, EN18 and DM1

⁴⁴ HM Government (2023) 'National Planning Policy Framework' - paras 189 and 191

- Based on gas monitoring and the ground gas risk assessment, the Sire is classified as Characteristic Situation 1 and ground gas protection measures are not required.
- Low risk associated with asbestos was recorded, however a watching brief should be maintained for the presence of ACMs.

7.57 The Proposed Development satisfies CS Policies EN17, EN18 and DM1 and paragraphs 189 and 191 of the Framework.

Highways and Transport

7.58 The Development Plan⁴⁵ indicates that new development should be located in accessible locations that are adequately served by existing highways and public transport and provide safe and secure access for pedestrians, cyclist and people with impaired mobility. The Framework⁴⁶ generally echoes this policy position while stating that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are 'severe'.

7.59 The Transport Statement and Travel Plan (prepared by Vectos) demonstrates compliance with his policy position:

- The PDS benefits from a highly accessible location with close proximity to public transport options, including bus stops on Upper Brook Street and Plymouth Grove, providing high frequency services to the Universities and city centre. In addition to those high-frequency services only a short distance away along Oxford Road.
- Collision data for the highway network adjacent to the PDS has been obtained for the most recent five years available. Following a review of the records, it is not considered that there are any identifiable trends which could give rise to any highway safety concerns, nor would the proposed development exacerbate highway conditions.
- The Proposed Development will provide cycle parking for up to 280 spaces, with 264 of them being covered and access-controlled. The remaining 16 spaces will be uncovered and intended for short stay. The proposed cycle spaces equate to 0.32 spaces per residents (above similar development in Manchester).
- It is proposed to retain 28 car parking spaces (with 15 spaces retained along Bax Road). In line with other recently consented PBSA development, a reduced parking provision is considered acceptable due to the nature of the development and there being no day-to-day parking demand.
- A Travel Plan has been prepared by Vectos, which seeks to build upon the sustainable travel credentials that the PDS has in order to further improve the management of travel to and from the PDS. The document also outlines a strategy for travel plan targets, including measures to promote walking, cycling

⁴⁵ Manchester City Council 'Core Strategy' (2012) – Policies T1, T2 and DM1

⁴⁶ HM Government (2023) 'National Planning Policy Framework' - paras 111

and public transport. The Travel Plan will be subject to a monitoring and reviewing process maintained by an appointed Travel Plan Coordinator.

- 7.60 In light of the above, the Proposed Development satisfies CS Policies T1, T2 and DM1, alongside the aims of the Framework.

8. The Benefits of the Proposed Development

- 8.1 The preceding sections of this Planning Statement have considered the Proposed Development against the prevailing planning policy framework and other material considerations. This section brings together those findings and considers whether, on balance, planning permission should be approved for the Proposed Development.
- 8.2 Extensive assessment has shown that the proposed development would satisfy the requirements of policies relating to a wide range of technical and environmental considerations. Any harms will be minimised and mitigated. Substantial benefits will arise. The Proposed Development achieves a number of far-reaching benefits to both the immediate site and wider neighbourhood and Oxford Road context; however, the overarching benefits are attributed to the regeneration of an existing student accommodation sites that is currently failing to provide the residential environment students need (and increasingly expect) to thrive in their studies and extra-curricular activities.

The Planning Appraisal

- 8.3 Having regard to the relevant statutory and policy framework for the determination of the application (see Section 4), it is concluded that:
- (a) The Proposed Development is in accordance with the Development Plan and its vision, objectives and policies.
 - (b) There are a series of material considerations which weigh strongly in favour of the Proposed Development.
- 8.4 The Proposed Development achieves a number of far-reaching benefits to both the immediate site and wider city context. However, the overarching benefits are attributed to the provision of 876 student beds in easy walking distance to a number of University campuses and able to release traditional housing stock back to the market. This supply-demand benefit also brings about significant benefit through employment growth and through considerable expenditure into the local markets. In addition, the proposal will see the improvement of the public realm for all users to enjoy, alongside an enhanced and ongoing community offering.
- 8.5 To summarise, the wider benefits of the Proposed Development are as follows:

Social Benefits

- **Regeneration**— the Proposed Development will contribute toward meeting the aspirations of a range of the Council’s regeneration and growth strategies in supporting the development of the city’s Universities, through enhanced student offering and encouraging graduates to remain in the city to live and work after graduating.
- **High-quality design** – the Proposed Development will provide a range of on-site amenities to support wellbeing, health and recreation, to provide good living

environments and meeting a wide range of needs. Whilst expanding on the mix of room types offered and boosting the provision of more affordable options.

- **Providing a safe and attractive place for students to live** – the development will provide bespoke, high-quality accommodation with unrivalled community, social and management facilities, including on-site security and social/amenity spaces in a liveable environment conducive to supporting students in their studies and promoting a sense of community.
- **Outward Facing Commercial/Community Unit and external space** – the scheme will deliver an outward-facing development, specifically the flexible commercial/community unit which will maximise active frontages and create natural surveillance for the public realm. It is not yet determined whether this unit will be designated for commercial use or community use and dialogue is ongoing with local community in this regard.
- **Enhancing Housing Choice** – as outlined above, the scheme can help to ‘release’ non-PBSA residential accommodation (including rented stock in the city centre and family housing in suburbs close to the universities) to the general housing market by attracting students out of this stock. In addition, a range of unit sizes and types are proposed to create a diverse and mixed student resident population.
- **Local Community** – the community in Ardwick will be supported by on and off-site interventions, including the provision of on-site community and commercial spaces, as well as working with local organisations on a range of voluntary projects as part of the applicant’s community to deliver a scheme which is a ‘good neighbour’ and which positively integrates with established neighbourhood in which it is located.
- **Public Realm Improvements** – the provision of new and improved green landscaped areas including communal gardens, enhanced street planting and furniture that will enable greater integration with the wider community, with opportunities to support local initiatives.

Economic Benefits

8.6 With reference to Socio-economic Regeneration Impact Assessment, the scheme will generate the following economic benefits:

- **Construction Phase** – the Proposed Development has the potential to support investment of £100 million in Manchester’s construction sector, whilst directly supporting 390 person-years of employment (equating to an average of 130 gross direct FTE jobs. All whilst generating a total contribution of £34.8 million GVA to the Greater Manchester economy over 3 years.
- **Operational Phase** – the Proposed Development has the potential to support a total expenditure of £3.4 million per academic year to which a significant proportion will be retained locally, whilst supporting 20 jobs locally and directly supporting 25 FTE jobs on-site. A total of £1.5 million GVA will be generated

annually, with the net increase students freeing up to 90 student HMOs resulting in up to £120,000 per annum in addition Council Tax revenue collected by MCC.

- **Reducing reliance of HMOs** – the Proposed Development will reduce the supply-demand gap of student accommodation, thereby relieving pressures on the private rental sector within the Ardwick neighbourhood.
- **Increased footfall** – additional footfall would be attracted into the area, encouraging further investment and creating benefits from the opportunities of increased activity in the area.

Environmental Benefits

- **Brownfield land** – the scheme will allow for the effective and efficient utilisation of a sustainably located brownfield site and provision of PBSA for which there is an acute need. It will do so through utilising an existing PBSA site and building on what is already in situ as a fundamentally sustainable approach to meeting the City's PBSA needs.
- **Active travel** – the highly sustainable location of the PDS through various sustainable modes of transport (walking, cycling, public transport) allows for the Proposed Development to be mostly car-free (notwithstanding, thereby contributing to minimising pollution and the impacts of climate change).
- **Enhanced biodiversity** – the Proposed Development will result in a BNG net increase of 18.42% through new planting and soft landscaping measures incorporated throughout the PDS.
- **Improved appearance** – the proposals will remove existing visual eyesores. The physical regeneration of the PDS will improve its appearance and the environmental quality of Ardwick through a contemporary design approach which will enhance how the PDS is seen from, and visually interacts, with the wider neighbourhood.

Summary of Benefits

- 8.7 The Proposed Development represents a significant investment into Ardwick, and Manchester. It will deliver high quality PBSA that will meet identified needs, support growth objectives and deliver an integrated and cohesive community. It will make a substantial contribution to the ongoing regeneration of Ardwick and surrounding areas.
- 8.8 The Proposed Development is accompanied by robust and compelling evidence to demonstrate the scheme's compliance with local planning policy, with justification that sets out the significant need for a new high-quality purpose-built student accommodation in this highly sustainable location.
- 8.9 Any harms identified in the preceding sections are limited and are clearly outweighed by the substantial benefits that will arise as a result of the Proposed Development, as demonstrated above and throughout this Statement.

9. Planning Balance and Conclusion

- 9.1 This Planning Statement has been prepared by Turley on behalf of Empiric Student Property. It supports a full planning application for the redevelopment of existing student accommodation at Victoria Point, Hathersage Road.
- 9.2 The proposal will replace and extend existing dilapidated and unattractive accommodation, which no longer meets the needs and standards of the operator (Hello Student) or students. The proposed development will deliver a net increase of 310 student bedspaces, whilst also providing new commercial and community spaces for the residents of Ardwick, including significantly enhanced public realm and landscaped amenity spaces.
- 9.3 There is a pressing need for more student accommodation in Manchester, where demand far outstrips supply. More broadly, this shortfall in student accommodation supply is having adverse consequences on the mainstream housing market (which students are increasingly reliant on to meet their residential needs) and the affordability of Manchester as a place to live. This is affecting the sustainability of existing communities, particularly those in and close to the Oxford Road Corridor. The redevelopment of the PDS for increased student accommodation will help satisfy the city-wide need for additional student accommodation and contribute to managing the reliance on the mainstream housing market by students.
- 9.4 Investment in new accommodation stock via a strategy of ‘gentle densification’ represents a sustainable approach to deliver the student accommodation needs of the City which this Statement has revealed. It achieves this through the development of an existing successful student residential site (albeit outdated and in need of investment) that is well located in relation to the University and key facilities. It delivers growth without utilising any additional land which may be better put to other uses.

Planning Balance

- 9.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement, the application proposals accord with the relevant policies of the Development Plan, when read as a whole.

Identified Harm

- 9.6 It is accepted that the Proposed Development will result in instances of adverse impact upon designated heritage assets (namely Victoria Baths), as outlined in Section 9 above. However, this is identified in the Heritage Statement as ‘less than substantial’ harm, with this being moderate within the scale. Accordingly, Paragraph 208 of the Framework is engaged, which states the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Public Benefits

9.7 The Proposed Development has been designed to maximise its benefits and effectively manage its localised impacts. It goes above and beyond in order to add value to the community in which it is located. The Proposed Development's objectives and purpose have been carefully curated through a consideration of its context and what is presented for planning permission is a development which does justice to these objectives. These can be summarised:

- Providing a form of residential development (student accommodation) for which there is significant need.
- 'Giving back' and achieving an effective and positive integration into its neighbourhood context.
- Delivering a high-quality design that reflects the PDS's location and historical, yet residential, surroundings.
- Removing unsympathetic buildings, to be replaced with a high-quality development that better reveals and enhances aspects of the setting to Victoria Baths.
- Taking advantage of the PDS's accessible location and making most efficient use of previously developed land.
- Providing uses and facilities which the local area is lacking in, including community uses and public realm.

Conclusion on planning balance

9.8 The proposed redevelopment of the PDS will comprise the refurbishment and extension of existing student accommodation to provide a total of 876 PBSA bedrooms (uplift of 310 on existing) and associated amenity spaces within six blocks.

9.9 Section 6 has demonstrated extensive policy support for the principle of the Proposed Development within the Development Plan. In summary, the scheme:

- (a) Aligns with the adopted Development Plan's vision for student accommodation, by supporting the future growth and expansion of its institutional partners and future investment into the City.
- (b) Delivers much-needed student accommodation, to meet an ever-expanding student population in a high-demand location and providing greater student choice through high-quality suitable alternatives to shared housing. The scheme will support the Council's objective to draw students out of mainstream housing, releasing this housing stock for local residents.
- (c) Complies with CS Policy H12, the Development Plan policy of greatest relevance. Each criterion is satisfied.

- (d) Contributes towards the improvement of the surrounding public realm and the regeneration of the surrounding area, with active support for locally-led community initiatives and employment opportunities.
 - (e) Directly responds to and contributes to the sustainable development of the City through utilising an existing PBSA site and intensifying student numbers so as to make most efficient use of a previously developed site.
- 9.10 It achieves the above in a way which gives back to the neighbourhood in which it is situated, achieving a positive integration with the community setting.
- 9.11 Section 7 reiterates the emphasis placed on high-quality design within the Development Plan. In this context, Section 7 demonstrates (with reference to the DAS) that the Proposed Development represents a high-quality and carefully considered proposal which is appropriate for the PDS. It also demonstrates that the proposal will accord with more general design policies, which require the use of suitable materials that are sympathetic to their surroundings, in recognition of the nearby Grade II* listed Victoria Baths.
- 9.12 A contextual approach has been taken to the design and materials of the Proposed Development. Red brick is proposed throughout, but with variety of bonds, size of brick and textures. Although there is variation within the surrounding area, red brick remains the predominant building material and this selection is considered appropriate. Repetitive and ordered elevations are proposed to provide a simple backdrop to Victoria Baths, with judicious use of glazed bricks and ceramic tiles to provide accent and accentuate building entrances. The colour palette has been influenced by the interior of the Baths and a metal water tank at the rear of the complex.
- 9.13 Section 8 considers amenity issues pertinent to the Proposed Development. The proposal will cause limited adverse impacts on the amenity of the surrounding residents. The Proposed Development will deliver a scheme that brings a number of benefits to the local community, including access to open space and community facilities, a new commercial unit along Hathersage Road, high-quality landscape design and planting, and supporting economic growth. Therefore, no unacceptable impacts on amenity as measured against the requirements of relevant Development Plan policies will arise from the Proposed Development.
- 9.14 Section 9 considers the suitability of the Proposed Development and its accordance with other policies of the Development Plan. It satisfies the requirements of relevant economic, environmental and social policies of the Development Plan, including those relating to design, ecological impacts, traffic and transport, flood risk and drainage, noise and air pollution, and visual impacts. In relation to built heritage, whilst the Proposed Development will result in some harm (moderate level less than substantial) to the setting of Victoria Baths, the public benefits, as conveyed clearly throughout this Statement, in particular Section 10, outweigh any such harm applying the balancing exercise in paragraph 208 of the Framework.
- 9.15 It has also been demonstrated that the proposals are entirely consistent with the overarching goals of the Framework in securing sustainable development. This being a material consideration to be afforded weight.

- 9.16 Overall, the scheme comprises a high-quality PBSA development, that makes efficient use of brownfield land to increase student bedspaces and provide additional community uses through shared spaces and high-quality landscaping.
- 9.17 The planning balance clearly falls in favour of the grant of planning permission. A decision to grant planning permission would be in accordance with the development plan, and material considerations do not weigh against this, rather as a whole they convey considerable further support.
- 9.18 Planning permission should therefore be granted without delay, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 11 of the Framework.

Appendix 1: Tall Building Statement

Introduction

- 10.1 This Tall Building Statement ('TBS') has been prepared by Turley on behalf of Empiric Student Property. The TBS is in support of an application for full planning permission for the comprehensive refurbishment and redevelopment of the existing PBSA blocks (six in total) at Victoria Point, 44 Hathersage Road in Manchester.
- 10.2 This statement will follow the structure set out in the Historic England Advice Note 4, with reference to the guidance contained in the CABE "Guidance on Tall Buildings" which was published in 2007 and the Manchester City Council (MCC) CS (CS) (2012).

MCC CS (2012)

- 10.3 Policy EN2 of the CS defines tall buildings, as:
- "Substantially taller than their neighbours and/or which significantly change the skyline"*
- 10.4 Whilst there are other tall buildings within the area surrounding the Proposed Development Site ('PDS') at present, it is acknowledged that elements of the Proposed Development will be of a larger scale than the existing building on site, and taller than much of its surroundings.
- 10.5 The PDS is located within the inner-city area of Manchester, circa 2km to the southeast of the City Centre and within the western part of the Ardwick ward. Within the surroundings, buildings are a mixture of traditional red brick Victorian terrace blocks and more recent residential development. Immediately adjacent the PDS is Victoria Baths, a distinctive building in the townscape and built of red brick with cream stone bands. To the west of the PDS lies the Manchester Royal Hospital and more institutional buildings with large footprints and heights ranging from 3- to 7-storeys.
- 10.6 Policy EN2 sets out criteria for which tall buildings will be supported, these include:
- It is demonstrated that they are of excellent design quality;
 - They are appropriately located;
 - They contribute positively to sustainability;
 - They contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and
 - They will bring significant regeneration benefits.
- 10.7 It is evident from the Planning Statement and the Design and Access Statement (submitted to support the planning application) that the Proposed Development is of excellent design quality, is appropriately located in a highly accessible location, will contribute positively to place-making through the delivery of a high-quality development and will deliver significant regeneration benefits to the wider area. The Proposed Development is therefore compliant with Policy EN2.

Guidance on Tall Buildings

- 10.8 English Heritage produced an advice note on Tall Buildings (Historic England Advice Note 4: Tall Buildings) published in December 2015. This advice note updates and supersedes the joint advice published by the Design Council and CABI in 2007.
- 10.9 Advice Note 4: Tall Buildings sets advice on tall buildings. This is summarised in Figure 1.1 below:

Figure 10.1: Extract of Historic England Advice Note 4

1.1 Towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well-designed tall buildings can make a positive contribution to urban life. Past examples show us that they can be excellent works of architecture, and some of the best post-war examples of tall buildings are now listed.

1.2 However, if the building is not in the right place and well designed a tall building, by virtue of its size and widespread visibility, can also seriously harm the qualities that people value

about a place. What might be considered a tall building will vary according to the nature of the local area. A ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not. One of the principal failings in the design of certain tall buildings was a lack of understanding of the nature of the area around them, and the impact they would have on both specific features of the historic environment and its general character. There have been many examples of tall buildings that have had a lasting adverse impact through being unsuitably located, poorly designed, inappropriately detailed and badly built and managed.

- 10.10 The Advice Note goes further to establish what is required of planning applications for tall buildings, in relation to heritage assets. This states that a Design and Access Statement (DAS) should inform all tall building proposals.
- 10.11 Further, it states that a high-quality scheme will have a positive relationship with:
- Topography
 - Character of place
 - Heritage assets and their setting
 - Height and scale of development
 - Urban grain and streetscape
 - Open spaces
 - Rivers and waterways
 - Important views including prospects and panoramas
 - The impact of the skyline
- 10.12 The guidance contained within the Guidance on Tall Buildings (2007) provided a set of criteria against which to assess and evaluate tall building proposals as follows:
- Relationship to context
 - Effect on the historic context
 - Effect on world heritage sites
 - The relationship to transport infrastructure

- The architectural quality of the building
- The sustainable design and construction of the proposal
- The credibility of the design
- The contribution to public space and facilities
- The effect on the local environment
- Contribution made to the permeability of the site
- The provision of a well-designed environment

10.13 The assessment section of this report will assess the Proposed Development against this evaluation criteria.

Assessment

Relationship to context

- 11.1 This criterion requires applicants to consider the relationship of the building to its surrounding context, including natural topography, scale, height, urban grain, and streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas and the effect upon the skyline.
- 11.2 The Proposed Development has carefully considered the relationship of the surrounding existing buildings, particularly those of historical significance. The Planning Statement assesses the potential impacts of the development on the local environs and built environment. The outcome of this assessment has demonstrated that the baseline environmental conditions have been considered and the proposed design has evolved in-line with the opportunities and constraints of the PDS, such that the Proposed Development is of suitably high-quality and architectural quality that will respect and sympathise with the existing built environment. Where harm is identified to the historic environment, the Statement has demonstrated that there are multiple material benefits that demonstrably outweigh this harm, which is considered to be of less than substantial.
- 11.3 Building heights within the immediate vicinity of the PDS range from 2 – 6 storeys, with additional tall structures in close proximity (telecommunications tower and brick chimney). The PDS is situated within the Central Area of Chance⁴⁷, where the urban form is predominantly of the 1960's – buildings of lower density set within areas of generous principal highways and junctions, commercial yards and public open space. More locally, the PDS is considered to be within Local Townscape Character Area 1: Mixed residential development, with the accompanying Townscape and Visual Impact Assessment (TVIA) confirming that the PDS's current townscape is of poor-quality built form, unwelcoming landscape and buildings that provide a poor backdrop to the Victoria Baths (a Grade II* listed building).
- 11.4 It is accepted that the Proposed Development would introduce additional built form to the area; however, it is considered that this development would reflect the existing context and uses and is deemed appropriate to the character of the surrounding area.
- 11.5 The DAS describes how the scale, mass and form of the Proposed Development has evolved appropriately in response to the PDS's immediate and wider context. Key features of the design which demonstrate its responsiveness, include:
- **Mending the blocks** – by infilling between the buildings, a coherent street frontage with natural surveillance and front doors can be created to improve and enclose the street. This addresses the sense of isolation caused by the current orientation of the blocks facing away from Bax Road.
 - **Respecting the Baths** – the taller massing has been moved towards Block 5, which allows for the full remodelling of Block 6 and a reduction in height along

⁴⁷ Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010)

Hathersage Road, to create a more appropriate scale and form along this streetscene.

- **Facilitating future connections** – through adding additional height to the southern bookends of Blocks 2, 3 and 4, this provides appropriate scale to Bax Road and the Baths whilst respecting overlooking to the terraced housing to the north. Adding further height to Block 4 anchors the view from Hathersage Road whilst promoting a future connection to Carmoor Road.

Effect on historic built environment

11.6 This criterion requires applicants to consider the effect of the proposals on the historic buildings, sites, landscapes and skylines. It requires applicants to ensure that any tall building proposals preserve and/ or enhance historic buildings, sites, landscapes and skylines. It also requires that tall building proposals consider:

- World Heritage Sites
- Scheduled Ancient Monuments
- Listed Buildings
- Registered Parks and Gardens
- Archaeological Remains

11.7 The application is supported by a Heritage Assessment (prepared by Turley) which presents a Framework compliant assessment of the impact of the Proposed Development on the setting and significance of the nearby listed buildings and conservation areas and an assessment of any resultant harm on heritage assets as a result of the Proposed Development.

11.8 Additionally, the accompanying TVIA presents an assessment of the impact of the Proposed Development upon the townscape qualities of this part of Manchester and the developments visual impact. The assessment considers the visual impact of the development from representative viewpoints.

11.9 A summary of these assessments in relation to the criterion above is presented below:

- The Proposed Development would cause a degree of harm to the significance of the Grade II* listed Victoria Baths, with this level of harm considered to be 'less than substantial' and at a moderate level within this scale. The Planning Statement as Section 10 has considered the public benefits arising from the scheme, in light of the identified harm. With this concluding that there are significant material public benefits that would demonstrably outweigh the less than substantial harm, recognising the considerable importance and weight that must be given to heritage harm.
- Views of the development would be limited from within the majority of the surroundings, and whilst additional built form will be introduced, the development would reflect the existing context and uses and is considered would appear appropriate to the character of these surrounding areas.

- In the more distant views from the surrounding area, the Proposed Development would barely be discernible, and where perceived, the views of the built form would be experienced in the context of the existing surrounding development and would integrate with these.

11.10 Having regard to the conclusions of the Heritage Statement and TVIA, it can be concluded that the Proposed Development presents an appropriate design solution that would contribute positively to the city's skyline. Whilst harm is arisen to the significance to the Victoria Baths in regard to building height of Block 5, the Proposed Development when considered cumulatively will have a combination of effects, with elements that will nonetheless improve the setting of the listed building through improving the design quality, built form and scale of other buildings within the PDS.

Effect on World Heritage Sites

11.11 The Proposed Development is not within or in close proximity to a World Heritage Site.

The relationship to transport infrastructure

11.12 This criterion requires applicants to consider how the scheme relates to the local transport infrastructure and its level of accessibility.

11.13 A Transport Statement and Framework Travel Plan have been prepared to assess the impacts of the Proposed Development and are submitted to support this application.

11.14 The Transport Statement demonstrates that due to the location of the development and the accessibility of the PDS by public transport, the proposal is not expected to result in material changes in local network traffic condition within the city centre.

11.15 The Transport Statement concludes that the PDS is within a highly accessible location, confirming that it is served by a wide range of sustainable modes of transport (train, bus, and cycle route). It is also within walking distance of key services and facilities in the city centre. The Proposed Development will also include a sufficient provision of secure cycle storage facilities for residents and visitors to store their bicycles (264 spaces).

11.16 A low number of car parking spaces (28 spaces) is provided as part of the proposal, which is considered acceptable due to the sustainable location of the Proposed Development.

11.17 Having regard to the PDS's highly sustainable location, it is considered that the development of the proposed height is appropriate in this location. Achieving a dense scheme makes efficient and effective use of the PDS in this regard, whilst supporting MCC strategies which focus on boosting the supply of PBSA in sustainable locations and provide localised regeneration to their communities.

The architectural quality of the building

11.18 Due to the proximity of designated heritage assets and distance from neighbouring residential properties, the design requires a carefully considered approach to be taken that takes into account the desire to densify student beds, and deliver enhancements for the local community.

11.19 Collectively, these considerations have underpinned the design evolution of the Proposed Development. The architectural design of the Proposed Development is fully expressed within the accompanying DAS, which demonstrates that:

- The proposed massing stitches together both the new build and retained elements to create a legible streetscape and a series of characterful courtyard gardens.
- The materials chosen for the Proposed Development allows the development to respond and reflect to the established context of the area. The materiality of the proposed new buildings, as well as the recladding of existing buildings, takes cues and inspiration from the surrounding character, including industrial red brick, repetitive formal window arrangements, brick banding, glazed brick colours and tones.
- The development will provide visual interest and further articulation to the townscape and through redeveloping existing rundown buildings, will improve the views along Hathersage Road, to which the development will provide an active frontage and animate the street scene.
- The buildings and roofscapes are articulated across the Blocks, with distinct visual cues between Block 6 fronting onto Hathersage Road, and the rear Blocks 1, 2, 3 and 4 along Bax Road. The overall architectural style and vernacular of the development is in-keeping with the surrounding built context and former history of the PDS.

11.20 The considerations listed above demonstrate that the Proposed Development responds positively to its surroundings and is of a suitable high-quality design.

The sustainable design and construction of the proposal

11.21 This criterion requires tall buildings to set exemplary standards in design because of their high profile and local impact.

11.22 The Proposed Development sets high design standards, which are set out within the DAS, the Environmental Standards Statement (ESS) and Energy Strategy which accompanies this planning application.

11.23 The ESS confirms that the design of the Proposed Development conforms to best practice sustainability criteria applicable to this development. Sustainability is a fundamental aspect of the scheme, with the proposals working towards net zero carbon, circular economy, biodiversity enhancement and health & wellbeing. The repurposing of most of the existing buildings, with only Blocks 4 and 6 being demolished, follows national campaigns for the repurposing and refurbishment of existing buildings where possible. Key sustainability features of the Proposed Development include:

- High standards of energy performance have been to reduce the operational energy and associated carbon emissions;
- The development is implementing BREEAM Excellent.

- A hierarchical process of reducing energy demand through enhanced fabric thermal performance has been applied (including air source heat pumps and PV arrays).

11.24 These low carbon technologies will allow the building to achieve net zero carbon in operation as the national grid decarbonises, while also delivering a fossil fuel free development, as an all-electric building.

11.25 The Proposed Development demonstrates that a range of measures have been embedded which seeks to ensure the delivery of a sustainable development in accordance with local and national objectives.

11.26 In addition to the energy measures incorporated, the Proposed Development seeks to make effective use of previously developed land and is situated in a highly sustainable location. In order to maximise the PDS's location, the Proposed Development incorporates secure cycle storage for residents/occupants. The Framework Travel Plan establishes a strategy for the Proposed Development which seeks to promote and maximise the use of sustainable travel patterns.

The credibility of the design

11.27 This criterion acknowledges that tall buildings can be expensive to build but expects that the architectural quality is not diluted through the process of procurement, detailed design and construction.

11.28 The Proposed Development has been designed to the highest standard; this is evident through the development of the architectural plans and drawings which have been submitted. The scheme has evolved positively to feedback received from the local community during the comprehensive programme of pre-application stakeholder and community consultation.

11.29 The scheme has also been subject to pre-application discussions with Senior Officers of MCC, key stakeholders (including Historic England) and has responded positively to constructive feedback.

11.30 The Proposed Development has been developed with input from a highly experienced and comprehensive team of specialist consultants who are experienced in advising on all aspects of tall buildings and hold the relevant technical qualifications to do so. The team comprises:

Discipline	Company
Applicant, Site Owner/Developer	Empiric Student Property
Architects	5+ and Bell Philips Architects
Landscape Architect	LUC
Planning Consultant	Turley
Archaeology	Salford Archaeology
Ecology and Biodiversity	Greengage

Heritage and Townscape	Turley Heritage
Daylight/Sunlight	EB7
Sustainability and Energy	Atelier Ten
Fire Safety	Semper
Flooding and Drainage	HTS
Noise	Sandy Brown
Strategic Communications	Keeble Brown
Highways, Transport and Waste	Vectos
Air Quality	Hoare Lea
TV & Broadband	GTech
Socio Economic & Social Value	Turley Economics

11.31 The DAS expresses how the development of the Proposed Development responds appropriate and positively to the PDS, and within the context of its surroundings.

11.32 The Proposed Development presents a significant opportunity to maximise an existing student accommodation, in a highly sustainable location that is close to the university campuses and day-to-day services and facilities. The PDS is in a poor condition and is not providing the high-quality and standard of accommodation that students expect, whereby the intensification and densification of the PDS is directly responding to market demand. The scheme design has taken a bold approach to increasing student numbers, whilst ensuring that the surrounding unique heritage context is embraced. The Proposed Development will contribute to the delivery of key MCC policy objectives and other statutory requirements.

The contribution to public space and facilities

11.33 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to the public realm.

11.34 The Proposed Development achieves this objective by seeking to:

- Create a stronger presence on Hathersage Road and establish a cohesive frontage with the neighbouring Victoria Baths.
- Establish a cohesive design language that harmonises with the aesthetics of the surrounding streetscape, by using similar landscape architectural motifs, materials, street furniture and planting.
- Cultivating a series of purposeful connected spaces, that include a modern and intimate courtyard, a versatile performance area, a sports and activity space integrated with an indoor yoga studio and gym, a tranquil study garden and an area dedicated to promoting on-site biodiversity.

- 11.35 The Proposed Development will provide a meaningful contribution to the wider public realm along Hathersage Road. This is achieved through focussing on creating inviting and versatile seating arrangements, whilst providing strategically placed resting spots for relaxation and socialising.
- 11.36 The overall quality of the design is exceptionally high and the resultant built environment created will be a significant improvement on the existing situation. The outward-looking scheme maximises the PDS's surroundings (including Victoria Baths) and will contribute to improving the street scene, through new landscaped areas and activation of the frontages, for the benefit of the community.

The effect on the local environment

- 11.37 This criterion requires an assessment of environmental factors such as microclimate, overshadowing, vehicle movements, and the environment and amenity of those in the vicinity of the building.
- 11.38 Assessments have been undertaken in respect of ecology, townscape and views, built heritage, air quality, noise, daylight and sunlight, socio-economics and social value, and climate change to establish the impact which the Proposed Development will have on the local environment. The summary of these assessments is detailed within Chapters 7 and 8 of the Planning and Tall Building Statement.
- 11.39 The assessments demonstrate that:
- The vast majority of habitable rooms will receive good daylight levels in excess of BRE targets, with the impacts on neighbouring properties sunlight and daylight negligible.
 - The impacts on air quality from traffic generation are not considered to be significant and no mitigation measures are required for the operational phase of the development.
 - The Proposed Development is well-suited locationally, quantitatively and qualitatively in making an effective contribution towards meeting local needs, particularly in terms of providing employment, skills and training opportunities for local people.
 - The development aims to achieve net zero carbon, circular economy, biodiversity enhancements, health and wellbeing, through implementing a series of environmental standards.
 - The PDS possesses only common and widespread habitats of little ecological value, and has limited potential to support all notable and/or protected species.
 - The proposed blue and green infrastructure (including green roads, raingardens, landscaped gardens) will improve the flooding and drainage discharge rates across the PDS.

- The PDS is sustainably located with good accessibility to sustainable transport modes and through appropriate levels of cycle parking and a Travel Plan will promote active travel amongst the future student residents.

11.40 Collectively, the assessment of environmental factors demonstrate that the scheme will not result in any materially significant adverse effects subject to specified mitigation measures. Whilst less than substantial harm is identified as a resultant factor on the Grade II* listed building, the public benefits that will be delivered by the Proposed Development demonstrably outweigh this harm, as has been demonstrated in Section 10 of the Statement.

Contribution made to the permeability of the PDS

- 11.41 This criterion requires a contribution to be made to the permeability and legibility of the wider area and opportunities to offer improved accessibility. As described above, the Proposed Development delivers a high-quality public realm designed to significantly enhance connectivity from the PDS within the surrounding areas.
- 11.42 The Proposed Development ties into the wider street scene, through active frontages of the outward looking Block 6 which will bring enhanced activity and natural surveillance to the area.
- 11.43 With the Proposed Development providing student accommodation, pedestrian access to private amenity areas and within the building will be secured and controlled for the health and safety of student residents. Nonetheless, the scheme looks to provide significant enhancements to those publicly accessible parts of the PDS, including along Bax Road and providing community spaces for neighbourhood to utilise.
- 11.44 Enhancement of the PDS's permeability and access to services/facilities, will provide a significant contribution to the overall environment.

The provision of a well-designed environment

- 11.45 This criterion requires the quality of life for those who use the building, including function, fit for purpose, and amenity to be taken into consideration. Further, it required local authorities to consider a range of broader issues including ease of access, means of escape and public safety requirements.
- 11.46 The Proposed Development is sustainably located, close to key amenities and university campuses. The proposal responds appropriately to its location and provides a well-connected development that provides access to employment/learning and social opportunities – all within walking distance.
- 11.47 The Proposed Development will deliver high-quality internal and external amenity spaces, including spaces for the local community. These include large areas for communal gathering and socialising, exercising, co-studying and relaxing in landscaped gardens. The proposed commercial unit, fronting on Hathersage Road, also provides opportunity for convenience and retailing (subject to operator).
- 11.48 The development will meet the relevant Building Regulation requirements relating to building safety and risk, including in respect of accessibility, emergency access and egress, and fire safety.

Conclusion

- 12.1 This TBS has taken into consideration all the criteria set out within the CABE Guidance on Tall Buildings (2007) and the Historic England Advice Note 4: Tall Buildings. It has concluded that the Proposed Development has taken account of each criterion through the various reports included within the planning application and technical assessments.
- 12.2 In summary, the TBS concluded the Proposed Development achieves the following:
- The development is sustainably located in relation to transport infrastructure, being in a very accessible part of the city, close to key amenities and university campuses, and is therefore suited to high-density development;
 - The scheme is of an appropriate architectural style which is reflective of the PDS's surroundings, being of high-quality design which is sympathetic to the neighbouring designated heritage asset and wider local area.;
 - The Proposed Development is deliverable and the architectural design is appropriate for its intended use;
 - The development embraces the surrounding public realm, through providing an active frontage to enhance and enliven the street scene, whilst enhancing public areas to a high quality that benefits the wider community;
 - The Proposed Development will not result in any materially significant adverse effects, that cannot be suitably mitigated or overcome through specified measures;
 - The redevelopment of the PDS will replace outdated, poor-quality and sub-standard buildings which currently detract from the experience and environmental quality of the locality; and
 - The Proposed Development will meet the needs of its user groups (both active and passive).
- 12.3 Overall, the Proposed Development would deliver a high-quality addition to the City and achieves full compliance with respect of MCCs planning policies for the development of tall buildings.

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Appendix 2: Planning application document schedule

Drawing Title	Drawing Reference	Author
Existing Site Plan Wide	0814-BPA-ZZ-ZZ-DR-A-0001 P01	Bell Phillips
Proposed Site Plan Wide	0814-BPA-ZZ-ZZ-DR-A-1001 P01	
Proposed Site Plan	0814-BPA-ZZ-ZZ-DR-A-1002 P01	
Existing Site Plan Basement	0814-BPA-ZZ-ZZ-DR-A-0099 P01	
Existing Site Plan Ground Floor	0814-BPA-ZZ-ZZ-DR-A-0100 P01	
Existing Site Plan First Floor	0814-BPA-ZZ-ZZ-DR-A-0101 P01	
Existing Site Plan Second Floor	0814-BPA-ZZ-ZZ-DR-A-0102 P01	
Existing Site Plan Third Floor	0814-BPA-ZZ-ZZ-DR-A-0103 P01	
Existing Site Plan Fourth Floor	0814-BPA-ZZ-ZZ-DR-A-0104 P01	
Existing Site Plan Fifth Floor	0814-BPA-ZZ-ZZ-DR-A-0105 P01	
Existing Site Plan Roof	0814-BPA-ZZ-ZZ-DR-A-0106 P01	
Proposed Site Plan Basement	0814-BPA-ZZ-ZZ-DR-A-1099 P01	
Proposed Site Plan Ground Floor	0814-BPA-ZZ-ZZ-DR-A-1100 P01	
Proposed Site Plan First Floor	0814-BPA-ZZ-ZZ-DR-A-1101 P01	
Proposed Site Plan Second Floor	0814-BPA-ZZ-ZZ-DR-A-1102 P01	
Proposed Site Plan Third Floor	0814-BPA-ZZ-ZZ-DR-A-1103 P01	
Proposed Site Plan Fourth Floor	0814-BPA-ZZ-ZZ-DR-A-1104 P01	
Proposed Site Plan Fifth Floor	0814-BPA-ZZ-ZZ-DR-A-1105 P01	
Proposed Site Plan Sixth Floor	0814-BPA-ZZ-ZZ-DR-A-1106 P01	
Proposed Site Plan Seventh Floor	0814-BPA-ZZ-ZZ-DR-A-1107 P01	
Proposed Site Plan Eighth Floor	0814-BPA-ZZ-ZZ-DR-A-1108 P01	
Proposed Site Plan Ninth Floor	0814-BPA-ZZ-ZZ-DR-A-1109 P01	

Proposed Site Plan Tenth Floor	0814-BPA-ZZ-ZZ-DR-A-1110 P01
Proposed Site Plan Eleventh Floor	0814-BPA-ZZ-ZZ-DR-A-1111 P01
Proposed Site Plan Roof	0814-BPA-ZZ-ZZ-DR-A-1112 P01
Block 1 - Proposed Plans 01	0814-BPA-ZZ-ZZ-DR-A-1150 P01
Block 1 – Proposed Plans 02	0814-BPA-ZZ-ZZ-DR-A-1151 P01
Block 2 – Proposed Plans 01	0814-BPA-ZZ-ZZ-DR-A-1152 P01
Block 2 – Proposed Plans 02	0814-BPA-ZZ-ZZ-DR-A-1153 P01
Block 3 – Proposed Plans 01	0814-BPA-ZZ-ZZ-DR-A-1154 P01
Block 4 – Proposed Plans 01	0814-BPA-ZZ-ZZ-DR-A-1156 P01
Block 4 – Proposed Plans 02	0814-BPA-ZZ-ZZ-DR-A-1157 P01
Block 4 – Proposed Plans 03	0814-BPA-ZZ-ZZ-DR-A-1158 P01
Existing Demolition Plan Basement	0814-BPA-ZZ-ZZ-DR-A-0120 P01
Existing Demolition Plan Ground Floor	0814-BPA-ZZ-ZZ-DR-A-0121 P01
Existing Demolition Plan First Floor	0814-BPA-ZZ-ZZ-DR-A-0122 P01
Existing Demolition Plan Second Floor	0814-BPA-ZZ-ZZ-DR-A-012 P01
Existing Demolition Plan Third Floor	0814-BPA-ZZ-ZZ-DR-A-0124 P01
Existing Demolition Plan Fourth Floor	0814-BPA-ZZ-ZZ-DR-A-0125 P01
Existing Demolition Plan Fifth Floor	0814-BPA-ZZ-ZZ-DR-A-0126 P01
Existing Demolition Plan Roof	0814-BPA-ZZ-ZZ-DR-A-0127 P01
Existing Elevation A-A	0814-BPA-ZZ-ZZ-DR-A-0200 P01
Existing Elevation B-B	0814-BPA-ZZ-ZZ-DR-A-0201 P01
Existing Elevation C-C	0814-BPA-ZZ-ZZ-DR-A-0202 P01
Existing Elevation D-D	0814-BPA-ZZ-ZZ-DR-A-0203 P01
Existing Elevation E-E	0814-BPA-ZZ-ZZ-DR-A-0204 P01

Proposed Elevation A-A	0814-BPA-ZZ-ZZ-DR-A-1200 P01
Proposed Elevation B-B	0814-BPA-ZZ-ZZ-DR-A-1201 P01
Proposed Elevation C-C	0814-BPA-ZZ-ZZ-DR-A-1202 P01
Proposed Elevation D-D	0814-BPA-ZZ-ZZ-DR-A-1203 P01
Proposed Elevation E-E	0814-BPA-ZZ-ZZ-DR-A-1204 P01
Block 1 – Existing Elevations	0814-BPA-ZZ-ZZ-DR-A-0250 P01
Block 2 – Existing Elevations	0814-BPA-ZZ-ZZ-DR-A-0251 P01
Block 3 – Existing Elevations	0814-BPA-ZZ-ZZ-DR-A-0252 P01
Block 4 – Existing Elevations	0814-BPA-ZZ-ZZ-DR-A-0253 P01
Block 1 – Proposed Elevations	0814-BPA-ZZ-ZZ-DR-A-1210 P01
Block 2 – Proposed Elevations	0814-BPA-ZZ-ZZ-DR-A-1211 P01
Block 3 – Proposed Elevations	0814-BPA-ZZ-ZZ-DR-A-1212 P01
Block 4 – Proposed Elevations	0814-BPA-ZZ-ZZ-DR-A-1213 P01
Existing Section A-A	0814-BPA-ZZ-ZZ-DR-A-0300 P01
Existing Section B-B	0814-BPA-ZZ-ZZ-DR-A-0301 P01
Existing Section C-C	0814-BPA-ZZ-ZZ-DR-A-0302 P01
Proposed Section A-A	0814-BPA-ZZ-ZZ-DR-A-1300 P01
Proposed Section B-B	0814-BPA-ZZ-ZZ-DR-A-1301 P01
Proposed Section C-C	0814-BPA-ZZ-ZZ-DR-A-1303 P01
Block 1 – Existing Sections	0814-BPA-ZZ-ZZ-DR-A-0350 P01
Block 2 – Existing Sections	0814-BPA-ZZ-ZZ-DR-A-0351 P01
Block 3 – Existing Sections	0814-BPA-ZZ-ZZ-DR-A-0352 P01
Block 4 – Existing Sections	0814-BPA-ZZ-ZZ-DR-A-0353 P01
Block 1 – Proposed Sections	0814-BPA-ZZ-ZZ-DR-A-1310 P01
Block 2 – Proposed Sections	0814-BPA-ZZ-ZZ-DR-A-1311 P01

Block 3 – Proposed Sections	0814-BPA-ZZ-ZZ-DR-A-1312 P01	
Block 4 – Proposed Sections	0814-BPA-ZZ-ZZ-DR-A-1313 P01	
Block 3 – Bay Study Entrance	0814-BPA-ZZ-ZZ-DR-A-4301 P01	
Block 3 – Bay Study Typical Window and Parapet	0814-BPA-ZZ-ZZ-DR-A-4302 P01	
Area Schedules	0814-BPA-ZZ-ZZ-SH-A-8000 P00	
Block 1-4 Accommodation Schedules	0814-BPA-ZZ-ZZ-SH-A-8001 P00	
Proposed Living Unit Layouts 01	06051-5PA-B1-XX-DR-A-025201 P02	5plus
Proposed Living Unit Layouts 02	06051-5PA-B1-XX-DR-A-025202 P02	
Existing Elevation AA	06051-5PA-B1-XX-DR-A-042002 P02	
Existing Elevation BB	06051-5PA-B1-XX-DR-A-042003 P02	
Demolition Elevations	06051-5PA-B1-XX-DR-A-042101 P02	
Proposed Elevation South	06051-5PA-B1-XX-DR-A-042201 P03	
Proposed Elevation East	06051-5PA-B1-XX-DR-A-042202 P03	
Proposed Section AA and South Courtyard Elevation	06051-5PA-B1-XX-DR-A-042204 P02	
Proposed Planning Elevations South and East	06051-5PA-B1-XX-DR-A-042206 P03	
Proposed Planning Elevation North and West	06051-5PA-B1-XX-DR-A-042207 P02	
Typical Bay 01	06051-5PA-B1-XX-DR-A-043201 P02	
Typical Bay 02	06051-5PA-B1-XX-DR-A-043202 P02	
Typical Bay 03	06051-5PA-B1-XX-DR-A-043203 P02	
Typical Bay 04	06051-5PA-B1-XX-DR-A-043204 P02	
Existing Sections	06051-5PA-B1-XX-DR-A-052001 P02	
Section BB and Section CC	06051-5PA-B1-XX-DR-A-052201 P02	
Existing Basement and Ground Plan	06051-5PA-B1-ZZ-DR-A-022001 P03	

Existing First and Second Plan	06051-5PA-B1-ZZ-DR-A-022002 P03	
Existing Third and Fourth Plan	06051-5PA-B1-ZZ-DR-A-022003 P03	
Existing Fifth and Roof Plan	06051-5PA-B1-ZZ-DR-A-022004 P03	
Demolition Basement and Ground Plan	06051-5PA-B1-ZZ-DR-A-022101 P03	
Demolition First and Second Plan	06051-5PA-B1-ZZ-DR-A-022102 P03	
Demolition Third and Fourth Plan	06051-5PA-B1-ZZ-DR-A-022103 P03	
Demolition Fifth and Roof Plan	06051-5PA-B1-ZZ-DR-A-022104 P03	
Proposed Basement and Ground Plan	06051-5PA-B1-ZZ-DR-A-022201 P04	
Proposed First and Second Plan	06051-5PA-B1-ZZ-DR-A-022202 P05	
Proposed Third and Fourth Plan	06051-5PA-B1-ZZ-DR-A-022203 P05	
Proposed Fifth and Sixth Plan	06051-5PA-B1-ZZ-DR-A-022204 P05	
Proposed Seventh and Eighth Plan	06051-5PA-B1-ZZ-DR-A-022205 P04	
Proposed Ninth and Tenth Plan	06051-5PA-B1-ZZ-DR-A-022206 P05	
Proposed Eleventh and Roof Plan	06051-5PA-B1-ZZ-DR-A-022207 P04	
Accommodation Schedule	06051-5PA-B1-ZZ-DR-A-242200	
Area Schedule	06051-5PA-B1-ZZ-DR-A-242201	
Proposed Site Plan – Blocks 5 and 6	06051-5PA-MP-ZZ-DR-A-002201 P03	
Landscape GA Plan	12355-LUC-XX-00-DR-L-0100 P09	LUC
Hard Landscape Plan 1 of 5	12355-LUC-XX-00-DR-L-0200 P03	
Hard Landscape Plan 2 of 5	12355-LUC-XX-00-DR-L-0201 P02	
Hard Landscape Plan 3 of 5	12355-LUC-XX-00-DR-L-0202 P02	
Hard Landscape Plan 4 of 5	12355-LUC-XX-00-DR-L-0203 P03	
Hard Landscape Plan 5 of 5	12355-LUC-XX-00-DR-L-0204 P03	
Soft Landscape Plan 1 of 5	12355-LUC-XX-00-DR-L-0400 P04	

Soft Landscape Plan 2 of 5	12355-LUC-XX-00-DR-L-0401 P02	
Soft Landscape Plan 3 of 5	12355-LUC-XX-00-DR-L-0402 P02	
Soft Landscape Plan 4 of 5	12355-LUC-XX-00-DR-L-0403 P02	
Soft Landscape Plan 5 of 5	12355-LUC-XX-00-DR-L-0404 P02	
Site Boundary Drawing (Phase: Construction)	KMC-QPS-VP-001 Rev C	Knockmoy
Site Wide Logistics Drawing (Phase 1: Demolition)	KMC-QPS-VP-002 Rev C	
Site Wide Logistics Drawing (Phase 1 Construction Stage A)	KMC-QPS-VP-003 Rev D	
Site Wide Logistics Drawing (Phase 1 Construction Stage B)	KMC-QPS-VP-004 Rev D	
Welfare Compound Logistics (Phase 1)	KMC-QPS-VP-007 Rev C	
Site Wide Logistics Drawings (Phase 2 – Strip Out and Structural Alterations)	KMC-QPS-VP-005 Rev C	
Site Wide Logistics Drawings (Phase 2 – Internal Fit Out and Bookend)	KMC-QPS-VP-006 Rev D	
Welfare Compound Logistics (Phase 2)	KMC-QPS-VP-008 Rev A (Option A)	
Welfare Compound Logistics (Phase 2)	KMC-QPS-VP-008 Rev A (Option B)	
Proposed Traffic Routes (Phase 1 Stage A)	KMC-QPS-VP-023 Rev A	
Proposed Traffic Routes (Phase 1 Stage B)	KMC-QPS-VP-024 Rev A	
Proposed Traffic Routes (Phase 2)	KMC-QPS-VP-025 Rev A	
Swept Path Analysis Large Tipper (Phase 1 Stage A)	KMC-QPS-VP-009 Rev B	
Swept Path Analysis Low Loader (Phase 1 Stage A)	KMC-QPS-VP-010 Rev B	

Swept Path Analysis Concrete Mixer KMC-QPS-VP-011 Rev B
(Phase 1 Stage A)

Swept Path Analysis 10m Rigid Lorry KMC-QPS-VP-012 Rev B
(Phase 1 Stage A)

Swept Path Analysis Mobile Crane KMC-QPS-VP013 Rev B
(Phase 1 Stage A)

Swept Path Analysis Large Tipper LMC-QPS-VP-014 Rev B
(Phase 1 Stage B)

Swept Path Analysis Low Loader KMC-QPS-VP-015 Rev B
(Phase 1 Stage B)

Swept Path Analysis Concrete Mixer KMC-QPS-VP-016 Rev B
(Phase 1 Stage B)

Swept Path Analysis 10m Rigid Lorry KMC-QPS-VP-017 Rev B
(Phase 1 Stage B)

Swept Path Analysis Large Tipper KMC-QPS-VP-018 Rev B
(Phase 2)

Swept Path Analysis Low Loader KMC-QPS-VP-019 Rev B
(Phase 2)

Swept Path Analysis Concrete Mixer KMC-QPS-VP-020 Rev B
(Phase 2)

Swept Path Analysis 10m Rigid Lorry KMC-QPS-VP-021 Rev B
(Phase 2)

Swept Path Analysis Mobile Crane KMC-QPS-VP-022 Rev B
(Phase 2)

Swept Path Analysis 7.5 Tonne Lorry KMC-QPS-VP-026 Rev A
(Parking Area of Victoria Baths)

Swept Path Analysis 18 Tonne Lorry KMC-QPS-VP-027 Rev A
(10m Rigid) (Parking Area of Victoria
Baths)

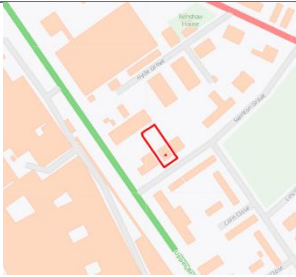
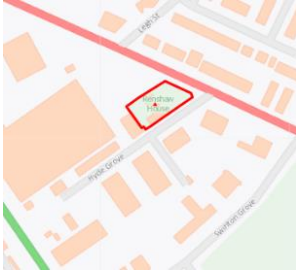
Document Title	Document Reference	Author
Cover Letter	N/A	Turley
Completed Application Forms and Ownership Certificates	N/A	

Ownership Notices	N/A	
Design and Access Statement	Issue 01 Dated 03/05/2024	Bell Phillips and 5plus
Archaeological Desk-Based Assessment	Issue V1 Dated 13/12/2023	Salford Archaeology University of Salford
Biodiversity Net Gain Assessment	552559dpMay24FV01_BNGA	Greengage
Preliminary Ecological Appraisal	552559dpMay24FV01_PEA	
Construction and Environmental Outline Method Statement Plan	Rev B Dated 01.05.2024	Knockmoy
Site Waste Management Plan	Rev A	
Outline Construction Programme	Issue 0001 Rev A	
Outline Construction Programme Summary	Issue 0001 Rev A	
Heritage Statement	Dated May 2024	Turley Heritage
Townscape Impact Assessment	Dated April 2024	
Crime Impact Statement	2017/0081/CIS/01	GMP
Daylight/Sunlight Impact Report	6049	EB7
Environmental Standards Statement	Revision P03 Dated April 2024	Atelier Ten
Fire Strategy Report	Rev 00	Semper
FRA & Drainage Strategy	Rev 03	HTS
Arboricultural Impact Assessment and Method Statement	Rev 04	LUC
Phase 1 Geo-Environmental Assessment Report	OS/C5515/12598	Brownfields
Phase 2 Geo-Environmental Assessment Report	OS/C5515/12691 Rev B	
Noise Impact Assessment	023790-R03-B	Sandy Brown
Air Quality Assessment	Revision 03 – 02 May 2024	Hoare Lea
Statement of Community Involvement	N/A	Keeble Brown
TV & Radio Impact Assessment	Issue 01 Dated 01/05/2024	GTech
Broadband Connectivity Assessment	Issue 01 Dated 01/05/2024	
Transport Statement	Rev 06	Vectos
Travel Plan	Rev 06	

Waste/ Servicing Strategy	Rev 05	
Student Need Report	Dated February 2024	Cushman Wakefield
Student Management Plan	N/A	Empiric
Overheating Assessment	P02	Atelier Ten
Energy Statement	P02	
Ventilation & Extraction Assessment	P02	
Socio-Economic and Social Value Assessment	Dated May 2024	Turley Economics

Appendix 3: Full Planning Application History

Development	LPA Ref.	Summary of Development	Distance from Site	Planning Status
Land At Plymouth Grove Manchester	138294/FO/2023	Erection of a part six storey, part eight storey building for use as purpose built student accommodation (PBSA) (Sui Generis) comprising 263 bed spaces, with associated amenity space, cycle parking, external landscaping, access and other associated works.	750m 	Pending determination Validated on October 2023
88-90 Carmoor Road Manchester M13 0FB	135576/FO/2022	Erection of part three storey, part six storey purpose-built student accommodation (sui generis) with 172 beds in a mix of studio and cluster units, together with ancillary facilities, shared amenity space, site access and other associated works following demolition of existing buildings	160m 	Pending determination Validated on November 2022
79-85 Hathersage Road Manchester M13 0EW	137273/FO/2023	Reconfiguration and extension of existing buildings to form 35 apartments in total (7 no. new apartments - Class C3) together with elevational alterations and amended car parking area, amenity space and landscaping	165m 	Approved on August 2023
St Gabriels Hall 1 Oxford Place Manchester M14 5RP	135278/FO/2022	Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings	380m 	Approved on March 2023
32-34 Swinton Grove	126131/OO/2020	Outline application with all matters reserved for the part demolition of rear extension and	480m	Withdrawn

Manchester M13 0EU		the erection of a four storey extension to form 20 residential apartments (Class C3)		
Renshaw House Hyde Grove Manchester M13 9LQ	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	530m 	Refused on March 2018
55 - 65 Hathersage Road Ardwick Manchester M13 0EW	106619/FO/2014 /N2	Erection of a seven storey building, including basement level, to form 136 apartments along with two storey decked building at the rear of the site to form 67 car parking spaces along with cycle provision and amenity area along with associated landscaping, boundary treatment, external works and creation of vehicular access from Hathersage Road	60m 	Approved on December 2014
Brunswick Neighbourhood Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street & Mancunian Way Manchester M13	101664/FO/2013 /N2	Selective demolition and clearance (including a number of residential, retail and other non-residential buildings) to allow the phased redevelopment and refurbishment of the Brunswick Neighbourhood, including the erection of 444 new residential dwellings (C3); the refurbishment of 839 existing homes [including low rise reversals and the refurbishment of Artillery Court, Silkin Court, Lockton Court, Lamport Court, and existing maisonettes and low rise houses]; a new boulevard and new access roads, new car parking and service areas; a new	790m 	Approved on May 2013

mixed use building comprising of 4 retail units (A1 or launderette or A5), and a neighbourhood housing office (B1a) with 18 apartments (C3) above; a mixed use residential extra care home with 60 residential units, and a day care centre on part of the ground floor (C2/D1); the upgrading of Gartside Gardens [with new multi use games area, a new playground, realigned pathways, new entrances and new landscaping]; a new orchard; 25 new allotments; new boundary treatments; new open spaces; with associated infrastructure, landscaping and tree planting

Appendix 4: Relevant Planning Policy Summary

Planning Policy Context

Introduction

This Appendix sets out the policies and planning guidance pertinent to the Proposed Development, including a detailed review of national and local planning policy and other material considerations indicate otherwise.

Section 38A of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require applications for planning permission to be submitted to the Local Planning Authority and determined in accordance with the Development Plan unless material considerations indicate otherwise. The principal documents which provide the relevant planning and economic policy context for the determination of this planning application are as follows:

- The adopted Development Plan comprises:
 - Manchester Core Strategy, adopted July 2012;
 - Manchester Proposals Map (2012);
 - Extant Unitary Development Plan (“the UDP”) policies, adopted 1995 and alterations on various dates;
 - Greater Manchester Joint Minerals Development Plan, adopted April 2013, and;
 - Greater Manchester Joint Waste Development Plan, adopted April 2012.

The Manchester CS was adopted in July 2012 and comprises the key document in the Manchester Local Plan in which planning applications are assessed against. The document has replaced many existing elements found within the Manchester UDP and sets out the long-term strategic policies and objectives for future development within Manchester. Despite being superseded by the CS, the UDP contains a number of “saved” policies that create part of the Development Plan.

- In determination of planning applications other material considerations can be utilised, including;
 - The National Planning Policy Framework, updated December 2023
 - Resolution of Manchester City Council Executive on PBSA (December 2020)
 - The emerging Manchester Local Plan review, set to replace the CS and the UDP1
 - The emerging Places for Everyone Plan (2022)

- Oxford Road Corridor Strategic Spatial Framework Area (March 2018) & Oxford Road Corridor Strategic Regeneration Framework (SRF) Guidance (2019)
- Guide to development in Manchester SPD (April 2007)
- Green and Blue Infrastructure Strategy 2015 – 2025
- Our Manchester Strategy – Forward to 2025
- Manchester Residential Quality Guidance (March 2017)
- Manchester Climate Change Framework 2020 – 2025 (February 2020)

The Development Plan

The Local Development Framework ('LDF') for Manchester encompasses the adopted Manchester CS ('CS') (2012), the 'saved' policies of the Manchester Unitary Development Plan (1995), Greater Manchester Joint Waste Plan and Greater Manchester Joint Minerals Plan.

A number of the policies of the Unitary Development Plan ('UDP') remain extant and are relevant to the determination of planning applications. However, given the age of the UDP, it is clear that the CS is the primary local planning policy consideration in the determination of this application.

Whilst forming part of the Development Plan, the Greater Manchester Joint Waste Plan and Greater Manchester Joint Minerals Plan are clearly of no relevance to the Proposed Development.

Proposals Map

The adopted Proposals Map forms part of the Manchester's Development Plan and shows both CS and extant Unitary Development Plan policies.

Manchester CS

The CS was adopted in 2012 and sets out the long-term spatial vision and policies for the City for duration of the plan period (2012 to 2027). In accordance with Paragraph 47 of the National Planning Policy Framework² ('the Framework') due weight should be afforded to Policies within the CS according to the degree of consistency with the Framework.

The vision for the city outlines that, amongst other things, by 2027 Manchester will be:

- A successful and accessible City in the front rank of cities in Europe and the world.
- Meeting the challenge of climate change at the forefront of environmental initiatives and improvements and continuing to deliver sustainable development and a more effective Green Infrastructure.
- A city with an increased and sustainable healthy population and a community which both benefits from and drives the City's productivity upwards.

- A city with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced. Neighbourhoods in the North and East of the City will have benefited from a significant increase in the quantity and quality of housing.
- A city with thriving district centres, which have a distinct local character and provide a good range of accessible public services, retail and local facilities.
- A city defined by excellence in urban design and environmental quality, where its distinctive historic environment is understood, valued, cared for and its potential fully realised.
- A city where residents and visitors regularly enjoy a network of quality open spaces, parks and river valleys, enriched with biodiversity, which provide recreational routes and opportunities for sport across the City.

In order to achieve the Vision, the CS sets out six Spatial Objectives relating to areas including the economy, housing, transport, the environment and climate change. Those of relevance to the proposed development are as follows:

Spatial Objective 1 (Spatial Principles) is of consideration for the proposed. The objective seeks to provide a framework within which the sustainable development of the City can contribute to halting climate change. In particular, by seeking to guide the scale and distribution of economic, housing, transport, environmental, health, education and other service and infrastructure investment across the City.

Spatial Objective 2 (Economy) is of relevance to the proposals. The objective is intended to support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

Spatial Objective 3 (Housing) is of particular relevance to the proposed development. It sets out that Manchester should provide for a significant increase in high quality housing provision at sustainable locations to both address demographic needs and support economic growth. This objective emphasises the need to create sustainable lifetime neighbourhoods with high quality environments, good local facilities and easy access to employment opportunities.

Spatial Objective 6 (Environment) relates to the proposed. It sets out that Manchester should protect and enhance the natural and built environment of the city and ensure sustainable use of natural resources, in order to mitigate and adapt to climate change, improve air, water and land quality, recreational opportunities and ensure that the city is inclusive and attractive to residents, workers, investors and visitors.

Spatial Location and Principles

The CS does not set out site specific proposals or allocations; it instead defines the broad development requirements and the spatial locations for delivering new delivering new

development over the plan period. The CS identifies that the application site is within the defined “Inner Area”.

Policy SP 1 (Spatial Principles) outlines a number of key spatial principles designed to guide the strategic development of Manchester to 2027. The principles identify that the Inner Areas providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment; and that new development should maximise the potential of the City’s transport infrastructure, in particular promoting walking, cycling and the use of public transport. Furthermore it requires all development in the City to make a positive contribution to neighbourhoods of choice including creating well designed places, that make a positive contribution to health, safety and wellbeing, whilst considering the needs of all members of the community.

Policy EC 8 (Central Manchester) supports development that ensure employment within Central Manchester complements those uses within the City Centre; improve public transport, walking and cycling connectivity between residential neighbourhoods; and creating a positive sense of place at the interface of the residential areas, using design and public realm.

Policy H 1 (Overall Housing Provision) states that new housing will be predominantly in the North, East, City Centre and Central Manchester. The density shall generally be 40 units per hectare, and 90% of residential development will be on previously developed land. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. New residential developments should take account of the need to Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population; the design and density of a scheme should contribute to the character of the local area, and should make provision for appropriate usable amenity space; address any existing deficiencies in physical, social or green infrastructure.

Policy H 5 (Central Manchester) specifies that Central Manchester will accommodate around 14% of new residential development with an approximate net dwellings of 8200. Priority will be given to high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct).

Purpose Built Student Accommodation

Policy H 12 (Purpose Built Student Accommodation) states that the development of PBSA should be close to the University campuses or within areas with high frequency public transport routes. Policy H12 establishes criteria which the City Council use to assess all proposed PBSA. For ease of reference the Policy wording is provided in full below:

“The provision of new purpose built student accommodation will be supported where the development satisfies the criteria below. Priority will be given to schemes which are part of the universities’ redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council’s regeneration priorities.

- 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 streetscene 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 purpose built student accommodation are deliverable”*

Manchester City Council’s Executive Committee conducted a review of Policy H12 and the delivery of PBSA and considered two reports on this matter in November 2019 and December 2020.

Following the Council’s consultation on the Policy H12 review 3 (as detailed in Section 3), the Executive committee endorsed the Officer’s recommendation to have regard to a number of

policy ideas as material considerations when determining planning applications for PBSA; these do not supersede, replace or outweigh Policy H12. The policy ideas build upon the existing H12 criteria and are briefly summarised below:

- Student accommodation schemes should contribute to delivering regeneration benefits; support employment growth, graduate and talent retention, place making and the city's international reputation;
- The approach needs to be within the context of the approved Corridor Spatial Framework which establishes the principle that development of land in the Oxford Road Corridor should prioritise commercial or educational/research use. Student accommodation should, therefore, be in the right locations, in appropriate numbers, and only where it supports wider growth;
- To meet the needs of students, stabilise rental growth and provide an affordable accommodation offering, a more diverse pipeline of new PBSA is needed;
- All PBSA must be of a high quality, providing a high standard of living, within close proximity to the city's Higher Education Institutions;
- PBSA should consider the welfare and wellbeing of students as a major factor, in both design and management. Ensuring student accommodation is delivered in safe and secure locations, and with appropriate management and facilities. Location of accommodation close to University facilities is a critical issue in ensuring the safety and wellbeing of students;
- All new PBSA development to adopt the principles in the following codes of practice; 1) The Universities UK/GuildHE Code of Practice for University Managed Student Accommodation, 2) The ANUK/Unipol Code of Standards for Larger Residential Developments for Student Accommodation Managed and Controlled by Educational Establishments, 3) The ANUK/Unipol Code of Standards for Larger Developments for Student Accommodation NOT Managed and Controlled by Educational Establishment;
- Consideration of place making opportunities to contribute to the management of areas in which the proposed PBSA is located.

Transport Policies

Policy T 1 (Sustainable Transport) relates to sustainable transport and outlines that the Council will support proposals that, improves choice by developing alternatives to the car; improve pedestrian routes and the pedestrian environment and facilitate modes of transport that reduce carbon emissions.

Policy T 2 (Accessible Areas of Opportunity and Need) seeks to ensure that developments are easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Policy T2 also identifies that the car-parking standards are maximums and the cycle parking standards are minimums and requires Traffic Impact Assessment and Travel Plans for all major applications.

Place Making and Sustainable Design Policies

Policy EN 1 (Design Principles and Strategic Character Areas – Central Arc Character Area)

states that there are opportunities for development on a large scale using innovative urban design solutions.

Policy EN 2 (Tall Buildings) confirms that proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, are appropriately located, contribute positively to sustainability, contribute positively to place making (as a landmark or by terminating a view or signposting a facility of significance) and will bring significant regeneration benefits. The Policy identifies that by virtue of their size tall buildings can have a significant impact on the local environment and its microclimate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment. It is also necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.

Policy EN 3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments shall be designed to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Policies EN 4, EN 6, EN 8 and EN 9 (Climate Change policies) relate to adaption to climate change, in which all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and external spaces. Regard is to be had to areas such as minimisation of flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space.

Policies EN 10, EN 11 and EN 12 (Open Space Policies) identify that the Council will prioritise the retention and improvement of existing open space and provision of new open space. Proposals will be supported that improve the quality and quantity of accessible open space, provide innovative solutions to improving the network of existing open spaces and improve access to open space for disabled people. The Council will seek the provision of new open space in particular where significant levels of development are proposed and where a quantitative shortage of a particular use per head of population, including any increase of population created by the new development, is identified in the local area.

Policy EN 14 (Flood Risk) states development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. The policy also outlines that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (“SUDS”) and the appropriate use of Green Infrastructure.

Policy EN 15 (Biodiversity and Geological Conservation) sets out that the Council will seek to maintain or enhance sites of biodiversity value throughout the City. Particular consideration will be given to protected or priority species and the Council’s aim for a net increase in trees across the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas.

Policy EN 16 (Air Quality) outlines that the Council will seek to improve the air quality within Manchester. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself. When assessing the appropriateness of locations for new development, the Council will consider the impacts on air quality which includes cumulative impacts.

Policy EN 17 (Water Quality) sets out that development should avoid any adverse impact on water quality, including during the construction phase and should minimise surface water runoff from development and associated roads. Development should maximise the use of SUDS to minimise groundwater contamination.

Policy EN 18 (Contaminated Land and Ground Stability) relates to contaminated land and ground stability and states that the Council will give priority for the remediation of contaminated land to strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN 19 (Waste) requires all developers to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met. The Council will support developments that encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

Development Management and Planning Obligations

Policy PA 1 (Developer Contributions) suggests that, where needs arise as a result of development, the Council will seek to secure planning obligations, Community Infrastructure Levy regulations or successor regulations / guidance. The Council may seek contributions for affordable housing, education, health and wellbeing facilities, community facilities, provision of Green Infrastructure, public realm improvements, protection or enhancement of cultural heritage or environmental value, safety and security improvements, training and employment initiatives, highways improvements and / or climate change mitigation / adaptation. These issues are addressed in accordance with guidance in Strategic Regeneration Frameworks and local circumstances.

Policy DM 1 (Development Management) sets out that development should have regard to a number of aspects, for which more detailed guidance may be given within a supplementary planning document. Examples of aspects to consider include accessibility, open space provision, amenity and design (scale, appearance, local character) amongst others. For new residential development, developers will be required to demonstrate that sustainable construction techniques are incorporated. For new commercial development developers must demonstrate best practice which will include the application of the Building Research Establishment Environmental Assessment Method ("BREEAM") standards.

Saved Unitary Development Plan

The Original Unitary Development Plan ("UDP") was adopted in 1995. Following this, the UDP has been reviewed and altered and many of the policies have since been superseded by the CS. However, there are a number of policies which remain 'saved' and have not yet been superseded and are pertinent to the Proposed Development. These are as follows:

Policy DC 18 (Conservation Areas) states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Policy DC 19 (Listed Buildings) states that the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Policy DC 26 (Development and Noise) outlines that the Council will consider the effect of new development proposals likely to be generators of noise, and the implications of new development being exposed to existing noise sources.

Other Material Considerations

National Planning Policy Framework 2023

The Revised Framework sets out the Government's planning policies for England. The presumption in favour of sustainable development is a key principle running through the Framework for both plan making and decision taking.

Paragraph 8 sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

The three objectives include economic, social and environmental goals. These dimensions give rise to the need for the planning system to perform a number of roles all of which should be undertaken together.

In achieving sustainable development Paragraph 8 of the Framework notes that development can create a 'responsive' and 'competitive' economy through ensuring that development is located within the right places. It should support strong, vibrant and healthy communities, and protect and enhance our natural, built and historic environment. The proposed development is in full accordance with the above requirements (where relevant).

The Framework requires Local Planning Authorities to approve development proposals that accord with the Development Plan without delay. Paragraph 11 is unequivocal and states:

"Plans and decisions should apply a presumption in favour of sustainable development...

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

The sections of the Framework that are relevant to the proposals include:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 7: Ensuring the vitality of town centres
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

Achieving Sustainable Development

At the heart of the Framework is the ‘presumption in favour of sustainable development’. Paragraph 11 of the Framework outlines what this means for the decision making process:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The proposal represent sustainable development as it delivers high quality student accommodation in an appropriate location which makes efficient use of land which is currently underutilised. The benefits associated with the development outweigh any adverse impacts

and therefore, are in line with Paragraph 11, the proposal is in accordance with the development plan.

Decision Making

Paragraph 38 states that planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 sets out that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 56 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 57 outlines that planning obligations must only be sought where they: are necessary to make the development acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development.

Paragraph 58 makes it clear that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case.

Building a strong, competitive economy

Paragraph 85 states that significant weight should be placed on the need to support economic growth and productivity and that decisions should help to create the conditions in which businesses can invest, expand and adapt. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Paragraph 87 indicates that planning decisions should recognise and address the specific locational requirements of different sectors, including creating provision for clusters or networks of knowledge and data-driven, creative or high technology industries.

Promoting healthy and safe communities

Paragraph 96 states that planning decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction, for example through mixed use developments, and allow for easy pedestrian and cycle connections and active street frontages; are safe and accessible; and enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.

Paragraph 97 outlines that planning decisions should allow for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

Paragraph 98 sets out that planning decisions should consider the social, economic and environmental benefits of estate regeneration.

Paragraph 101 suggests that planning decisions should promote public safety and take into account wider security and defence requirements.

Promoting sustainable transport

Paragraph 109 suggests that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Paragraph 110 states that planning should support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

Paragraph 114 sets out that assessment of applications for development should ensure that: appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network can be cost effectively mitigated to an acceptable degree.

Making effective use of land

Paragraph 123 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs in a way that makes as much use as possible of previously developed land.

Paragraph 124 sets out that planning decisions should: encourage multiple benefits from urban land, including through mixed-use schemes and taking opportunities to achieve net environmental gain; give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities within under-utilised land and buildings where this would help meet identified needs.

Paragraph 127 suggests that planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites, or the vitality and viability of town centres.

Paragraph 128 states that planning decisions should support development that makes efficient use of land, taking into account: identified need for different types of housing and other forms of development; local market conditions and viability; availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.

Achieving well-designed places

Paragraph 131 makes clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development.

Paragraph 125 states that planning policies and decisions should ensure that developments: will function well and add to the overall quality of the area for the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces); and create places that are safe, inclusive and accessible and which promote health and well-being.

Paragraph 139 highlights that, in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

Conserving and enhancing the historic environment

Paragraph 200 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting when determining applications.

Paragraph 203 highlights that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 makes clear that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.

Technical Considerations of the National Planning Policy Framework 2023

- Air Quality- The Framework requires that proposals must sustain compliance with and contribute towards relevant limit values or national objectives for pollutants⁴⁸.
- Biodiversity and Arboriculture- The Framework make clear that proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments and integrate proposals with local habitats⁴⁹.
- Flood Risk and Drainage- The Framework requires that proposals should be directed away from areas which are at the greatest risk of flooding; and where

⁴⁸ HM Government (2023), National Planning Policy Framework, para. 192

⁴⁹ HM Government (2023), National Planning Policy Framework, para. 186

development is permitted, local planning authorities should ensure flood risk is not increased elsewhere⁵⁰.

- Ground Conditions- The Framework is clear that planning decisions should ensure that sites are suitable for its new use taking account of ground conditions, land instability, and any proposals for remediation⁵¹.

National Planning Policy Guidance

The Government published the National Planning Policy Guidance (“NPPG”) in 2014; however planning practice is subject to frequent revisions and updates. Together with the Framework, the NPPG sets out what the Government expects of local authorities. The purpose of NPPG is to add further context to the Framework and it is intended that the two should be read together.

Key aspects covered by the NPPG include design, ensuring the viability of town centres and renewable and low carbon energy.

Emerging Manchester Local Plan

Consultation on the first stage of developing a new Local Plan, Issues and Options, (Regulation 18) for Manchester was approved by Manchester City Council’s Executive Committee on 15th January 2020.

The first stage of consultation on the ELP, ‘the Issues Consultation’ took place Monday 7th February 2020 – 1st May 2020. To ensure the ELP fits the needs and ambitions of the City over the next plan period (up to 2038), the purpose of this stage is to set out key issues to inform the scope and content of the new Local Plan. At this stage, the emerging Local Plan does not provide detail consideration of individual policies of the consultation and is intended to set out and define key issues to inform the scope and content of the ELP.

The Manchester Local Plan Issues Consultation 2020 (February 2020) paper identified that the ELP will be required to address a number of key strategic issues that of relevance to the City including achieving a zero-carbon Manchester by 2038; delivering a sustainable transport system; balancing competing demands for space; ensuring critical infrastructure requirements are addressed and creating neighbourhoods that promote and enable healthy lifestyles. In addition to these strategic issues, there are also a number other key issues that need to be considered, including the economy, Manchester City Centre, places to live and sustainability and resilience.

At this stage work is ongoing to prepare a draft Local Plan. No detail regarding individual policies have been published. Consultation on the Draft Local Plan (Regulation 18) is expected to be held within Summer 2023. As such, the ELP is not a material consideration for the determination of planning applications

Places for Everyone (2024)

The Places for Everyone (“Pfe”) plan has been drafted to set out an informed, integrated spatial vision for nine of the Greater Manchester authorities (Manchester, Trafford, Salford, Wigan, Bolton, Bury, Rochdale, Oldham and Tameside). The purpose of the Places for Everyone

⁵⁰ HM Government (2023), National Planning Policy Framework, para. 173

⁵¹ HM Government (2023), National Planning Policy Framework, para. 189

Framework is to enable Greater Manchester to manage land supply across the city region to establish economic development and housing requirements for each district and key locations for delivery, a town centre hierarchy, strategic transports schemes and other strategic infrastructure.

The plan will determine the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces.

The plan is the result of a process that began with the publication of the first Draft Greater Manchester Spatial Framework (GMSF) in 2016 and has been informed by the feedback received from residents, businesses and the development industry. The draft Places for Everyone Submission Plan was published August 2021 and submitted with associated documents to the Secretary of State for examination on 14th February 2022.

The Inspectors conclude that all legal requirements have been met and that with the recommended main modifications, the PfE satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound. The nine Greater Manchester authorities agree to adopt PfE in March 2024.

Economic Growth

The large pool of graduates located within Manchester are set out to contribute to encourage long-term economic growth (Policy JP-J 1) within the city and are seen as an asset to the economy. As stated within the draft Plan, an aim for the City is to provide “high-quality, sustainable living environments that will help to attract and retain skilled workers”.

Economic diversity is aimed within the key sector of business, finance, and professional services.

Sustainable Development

Policy JP-S 1 identifies that preference will be given to development using previously-developed land to meet development needs. Policy JP-S4 expects development to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding. Policy JP-S5 also supports development that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution, particularly for vulnerable users. Policy JP-S6 aims to achieve a circular economy and a zero-waste economy by using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

Purpose Built Student Accommodation

Policy JP-P 5 indicates that significant educational enhancements will be created to benefit new residents through the delivery of growth within the university sector to enable the continuation of development of Greater Manchester as the UK’s best destination for students.

Greener Places

Policy JP-G6 supports development that are designed to include the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.

Policy JP-G7 also requires replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision.

Policy JP-G8 expects development to follow the mitigation hierarchy of: avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then adequately mitigating any harm to biodiversity, then adequately compensating for any remaining harm to biodiversity.

Places for People

Policy JP-P1 outlines that to create a sustainable location, development must create socially inclusive spaces that responds to the needs of all parts of society and creates opportunities for communities to be formed. Sustainable places will be formed through the efficient use of land within functional and convenient locations.

Policy JP-P2 states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Policy JP-P6 requires new development to maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development.

Connected Places

Policy JP-C1 states that development has to fully consider the needs of all people and those modes which make most efficient and sustainable use of limited road space, by following the hierarchy of pedestrians (and people using mobility aids); cyclists, powered two-wheelers, and public transport users; people doing business or providing services (such as taxis/private hire, deliveries or waste collection) and people in personal motorised vehicles.

Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.

Development Framework

Oxford Road Corridor Strategic Spatial Framework Area (March 2018) & Oxford Road Corridor Strategic Regeneration Framework (SRF) Guidance (2019)

The Oxford Road Corridor Strategic Spatial Framework Area, endorsed by MCC in March 2018 recognises Corridor Manchester as the most economically important area of Greater Manchester. In order to ensure this area reaches its full development potential and contributes to the economy of Manchester, the Spatial Strategic Framework (SSF) was prepared for the Corridor seeking to strengthen the Corridor as a place to live, visit and work for students and knowledge workers from across the world. The SSF recognises that for the area to continue to be successful there needs to be a focus on the development of a cohesive, inclusive area. The development programme plans to deliver over 4 million sq. ft of high-quality commercial, leisure, retail, and residential space.

Subsequently, a further SRF was adopted by MCC in November 2019, the SRF guidance builds on the success of the Corridor and seeks to support the major institutional partners and their investment programmes and support private sector investment which has the scope to be realised within the Oxford Road Corridor.

Whilst the SRF relates to development principles for four key sites within the corridor⁵², it is underpinned by the realisation that there is a finite resource of developable land available within the Oxford Road Corridor and an understanding that the available space must be utilised to properly leverage the important economic advantages and agglomeration opportunities associated with the Oxford Road Corridor. The SRF recognises this and states that:

“the likelihood is that, over the next 10 years space to grow is likely to become more and more of a significant challenge. This could not only limit the future growth potential of the Oxford Road Corridor Institutions and their drive for excellence, but also the scope for the City to attract new added value businesses and continue the significant employment and economic contribution that it makes to Manchester and the City Region”⁵³.

The Oxford Road Corridor Strategic Regeneration Framework Guidance reflects on Manchester’s CS Policy H12, in the recognition that the City holds potential for the provision of new PBSA as a means of encouraging students to choose managed accommodations over Houses in Multiple Occupation (HMOs), in order to create more flow in family housing and to create an easier management of student populations.

Supplementary Planning Documents

Guide to development in Manchester SPD

The Guide to Development in Manchester SPD was adopted in April 2007. The document recognises the importance of design in delivering sustainable developments across the city. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development Manchester desires.

Additional Guidance Documents

Green and Blue Infrastructure Strategy (2015 – 2025)

The Green and Blue Infrastructure Strategy for Manchester was published in 2015, and outlines how existing and new green and blue infrastructure (GBI) will need to be an integrated part in the growth of Manchester. This is set out across four key objectives, which seek to improve the quality and function of existing GBI, to use appropriate GBI as a key component of new developments to help create successful neighbourhoods, to improve connectivity and accessibility to GBI and to promote a wider understanding and awareness of the benefits of GBI.

Our Manchester Strategy – Forward to 2025

The Our Manchester Strategy document sets out a vision for the city will be viewed by 2025. The document details goals of sustainability, the creation of connections, low-carbon futures and equitability. The strategy identifies a number of priorities for the City including educational

⁵² Upper Brook Street, Former Elizabeth Gaskell Campus, Wilmott Street and Birchall Way

⁵³ Oxford Road Corridor Strategic Regeneration Framework (SRF) Guidance (2019) (page 6)

outcomes; population increases; employment opportunities; economy; and infrastructure, with equality and inclusion as a cross-cutting theme.

Manchester Climate Change Framework (2020 – 2025)

The Manchester Climate Change Framework was published in February 2020, and acts as Manchester's high-level strategy for tackling climate change. The overall aim of the framework is for Manchester to play its 'full part' in limiting the impacts of climate change and creating a healthy, green, socially just city where everyone can thrive, taking action on six priority areas. One of the six priority areas identified is buildings (existing and new), whereby it is outlined that new developments in the city should be built to operate on zero carbon standards, with a view that all development should be zero carbon by 2023. The framework also highlights the need to increase active travel and public transport use, whilst decreasing the use of private vehicles (and ensuring that these private vehicles are electric).

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