



MAY 2024

Planning Statement

Renshaw House, Hyde Grove, Ardwick

Iceni Projects Limited on behalf of
Barlowood Holdings Limited

May 2024

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ON BEHALF OF
BARLOWOOD HOLDINGS
LIMITED

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Planning Statement
RENSHAW HOUSE, HYDE GROVE, ARDWICK

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APPENDICES

A1. CONSULTATION FLYER

1. INTRODUCTION

1.1 This Planning Statement has been prepared by Icení Projects Limited ('Icení') on behalf of Barlowood Holdings Limited ("the Applicant") in support of a planning application for the construction of Purpose-Built Student Accommodation on the site of Renshaw House on Hyde Grove in Ardwick, Manchester ('the site').

1.2 This application is submitted in full. The proposed description of development is as follows:

"Demolition of existing buildings and erection of building between three and six-storeys to provide purpose-build student accommodation (PBSA - Sui Generis) with associated access, parking, landscaping, and other ancillary works"

1.3 The purpose of this Planning Statement is to provide Manchester City Council with an overall summary of the existing site and surroundings; the relevant planning history for the site and to provide justification for the proposed development in the context of Manchester City Council's Development Plan and national planning policies. Furthermore, this Planning Statement demonstrates that the scheme detailed in this planning application offers several unique benefits including:

- The redevelopment of brownfield land
- Making a more efficient and effective use of the Site through an intensification of the existing Student Accommodation use, at a Site in proximity to the Oxford Road Corridor
- Making a positive contribution to meeting an identified need for student accommodation within Manchester
- Located in a highly sustainable location within walking distance of university campuses and with access to a range of services and facilities via walking, cycling, or public transport
- A 100% provision of cycle parking
- A building of high-quality design and materiality that positively responds to the surrounding context
- Meeting climate change and carbon reduction targets through the provision of a sustainable, low carbon building, incorporating green roofs, solar panels, and air source heat pumps
- Provision of new and improved green landscaped areas
- An overall beneficial impact on local heritage assets

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- A 83.94% net gain in biodiversity, through the planting of native, species rich planting and as well as 15no. trees, and the provision of green roofs.
 - Provision of a safe and secure building which provides increased levels of natural surveillance, improving community safety
 - Creation of employment opportunities through the construction and operational phases of the development
 - Increased footfall within Ardwick, increasing expenditure at local shops, bars, cafes and services

The Applicant

- 1.4 Barlowood Holdings Limited is a property development company jointly owned and managed by James Barlow and Samantha Quinn.

Leadership Team Expertise

James Barlow

- 1.5 James Barlow is a seasoned entrepreneur with a diverse portfolio in construction, interior design, bespoke premium furniture sales, and nursery ownership. His extensive experience in construction management and project development includes overseeing large-scale projects, always prioritising client satisfaction and delivering turnkey solutions. James's comprehensive understanding of project dynamics and his commitment to excellence ensure the successful execution of complex developments, examples include: the Science and Industry Museum Manchester; the Grade II listed York Road Library; and Bath Spa University. High end development in and around the Manchester area is the main focus of the construction arm of the business at the moment working with local communities to ensure that premium quality schemes are delivered.

Samantha Quinn

- 1.6 Samantha Quinn is a dual-qualified solicitor advocate and accomplished entrepreneur. She has successfully run her own law firm and barrister's chambers, providing expert advice to multimillion-pound businesses. Additionally, Samantha has managed a cleaning company and played a critical role as a government-authorized COVID-19 test provider, swiftly establishing infrastructure and systems to deliver testing services globally. Her legal expertise, business acumen, and crisis management skills are invaluable assets to Barlowood Holdings.

Project Capability and Assurance

- 1.7 The combined expertise of James Barlow and Samantha Quinn positions Barlowood Holdings Limited as a reliable and capable entity for any development project. Their proven track record in managing diverse businesses, coupled with their strategic vision and operational excellence, underscores their ability to successfully complete the proposed student accommodation project. Both

James and Samantha along with all other members of the group are all from the Manchester area and are dedicated to delivering quality projects in and around our city.

Ownership and Legal Standing

- 1.8 In summary, Barlowood Holdings Limited is committed to delivering high-quality, sustainable, and efficient development projects. The leadership team's unique blend of skills and experience guarantees that the proposed student accommodation will meet the highest standards, contributing positively to the community and setting a benchmark for future developments.

Mia James Construction and Interiors

- 1.9 James Barlow is also part-owner of Mia James Construction and Interiors Limited ('Mia James'). Mia James are the overall project managers for this project, who will also be overseeing the construction of the development, as well as the on-going management of the building once operational. Mia James was responsible for instructing the consultant team, hence why reports have been prepared on behalf of Mia James.
- 1.10 Mia James will appoint a local major contractor to carry out the construction of the proposed development.

Submission Documents

- 1.11 In addition to this Planning Statement and Application Forms prepared by Iceni Projects as part of the planning application, the following documents and drawings have been prepared and submitted in support of this planning application. The scope of the Application Pack was agreed with MCC's Planning Officers during pre-application consultation:

Document title	Author
Air Quality Assessment	NoiseAir
Arboricultural Assessment	James Royston Arboriculture
Archaeological Desk-Based Assessment	Oxford Archaeology
Biodiversity Net Gain Assessment	E3P
Broadband Connectivity Assessment	Gtech Surveys Limited
Construction Management Plan	Mia James
Crime Impact Statement	Design for Security
Daylight and Sunlight Assessment	BaseEnergy
Demolition Method Statement	Mia James
Design and Access Statement	GWP Architecture
Energy and Sustainability Statement	Watt

Document title	Author
External Lighting Strategy	Mia James
Fire Statement	Artec
Flood Risk Assessment	Burrows Graham
Heritage Statement	Stephen Levrant Heritage Architecture
Landscape Plans	TPM Landscape
Noise Impact Assessment	Hann Tucker
Phase 1 and Phase Risk Assessment	Ground Projects
Planning Statement – including Statement of Community Involvement ('this Statement')	Iceni Projects
Student Needs Assessment	Cushman and Wakefield
Preliminary Ecological Appraisal	E3P
Student Management Plan	Fresh
Sustainable Drainage Strategy (SuDS)	Burrows Graham
Transport Statement	Eddisons
TV and Radio Reception Survey	Gtech Surveys Limited
UXO Desk Study	Brimstone
Ventilation Details	Mia James
Waste Management Strategy Pro Forma	Iceni Projects

1.12 The following plans are also being submitted with this planning application:

Plan Title	Drawing Reference
Site Location Plan	(544)2337-GWP-01-00-D-A-(PA)-0001-P01
Topographical Survey	(544)2337-GWP-01-00-D-A-(PA)-0002-P01
Existing Ground Floor Plan	(544)2337-GWP-01-00-D-A-(PA)-0003-P01
Existing First Floor Plan	(544)2337-GWP-01-00-D-A-(PA)-0004-P01
Existing Elevations	(544)2337-GWP-01-00-D-A-(PA)-0005-P01
Demolition Ground Floor Plan	(544)2337-GWP-01-00-D-A-(PA)-0006-P03
Demolition First Floor Plan	(544)2337-GWP-01-00-D-A-(PA)-0007-P02
Proposed Site Plan	(544)2337-GWP-01-00-D-A-(PA)-0008-P02
Proposed First Floor Plan	(544)2337-GWP-01-01-D-A-(PA)-0010-P03
Proposed Second Floor Plan	(544)2337-GWP-01-02-D-A-(PA)-0011-P03
Proposed Third Floor Plan	(544)2337-GWP-01-03-D-A-(PA)-0012-P03
Proposed Fourth Floor Plan	(544)2337-GWP-01-04-D-A-(PA)-0013-P03

Plan Title	Drawing Reference
Proposed Fifth Floor Plan	(544)2337-GWP-01-05-D-A-(PA)-0014-P05
Proposed Ground Floor Plan	(544)2337-GWP-01-GF-D-A-(PA)-0009-P06
Proposed Substation	(544)2337-GWP-01-GF-DR-A-(PA)-0024-P02
Proposed Roof Plan	(544)2337-GWP-01-RL-D-A-(PA)-0015-P04
Proposed Materials Study	(544)2337-GWP-01-XX-DR-A-(PA)-0023-P02
Boundary Treatments	(544)2337-GWP-01-XX-DR-A-(PA)-0028-P02
Proposed North-West Elevation	(544)2337-GWP-01-ZZ-DR-A-(PA)-0016-P03
Proposed North-East Elevation	(544)2337-GWP-01-ZZ-DR-A-(PA)-0017-P03
Proposed South-West Elevation	(544)2337-GWP-01-ZZ-DR-A-(PA)-0018-P03
Proposed South-East Elevation	(544)2337-GWP-01-ZZ-DR-A-(PA)-0019-P03
Proposed Section A	(544)2337-GWP-01-ZZ-DR-A-(PA)-0020-P02
Proposed Section B	(544)2337-GWP-01-ZZ-DR-A-(PA)-0021-P02
Proposed Context Elevations	(544)2337-GWP-01-ZZ-DR-A-(PA)-0022-P02

Structure of this Planning Statement

1.13 This planning statement considers a range of principle matters to enable a thorough evaluation of the proposals against the relevant local and national planning policy framework. The statement is structured as follows:

- **Chapter 2** – Provides a description of the Site, the surrounding area, and relevant planning history, and outlines the pre-application engagement which has taken place;
- **Chapter 3** – provides the Statement of Community Involvement
- **Chapter 4** – describes the proposed development;
- **Chapter 5** – sets out the statutory Development Plan for the area and other material planning considerations against which the planning application should be assessed;
- **Chapter 6** – discusses the principle of development;
- **Chapter 7** – assesses the proposed development against the relevant planning policy context and in light of other material considerations;
- **Chapter 8** – discusses the planning balance and provides conclusions for why the proposed development accords with the statutory Development Plan and should be approved without delay.

2. APPLICATION SITE AND BACKGROUND

Site Description

- 2.1 The Site is located on the northern side of Hyde Grove at the junction with Plymouth Grove in the Ardwick area of Manchester. Within the Site is 'Renshaw House' which comprises two interlinked buildings which currently provide 28-beds as student accommodation. The buildings, and site generally, are of low quality and fail to interact meaningfully or positively with their setting.
- 2.2 The existing buildings are sited towards the western side of the plot. They are brick built and stand between one and two-storeys in height with pitched tiled roofs. To the western side of the plot is an open area of amenity grassland. The Site is bordered by fencing and trees.

Site Location:



SOURCE: LANDSTACK

- 2.3 Directly west of the Site is the former chapel building which now comprises of student accommodation, beyond which is the Manchester Blood Donor Centre and Central Ambulance Station. South of the Site are four and five storey apartment blocks providing student accommodation. Directly to the east is Plymouth Grove, on the eastern side of which are semi-detached two-storey residential houses. Directly north of the Site are grounds associated with the Blood Donor Centre.
- 2.4 The Site is very near the Manchester University Campus off Upper Brook Street. With the nearest part (at the junction of Grafton Street and Upper Brook Street) accessible in approximately 4-minutes

on foot. Whereas the furthest extent of Manchester University Campus (the junction of Cavendish Street and Oxford Road) is accessible in approximately 19-minutes on foot, or a 6-minute cycle. The Manchester Metropolitan University Campus is also accessible within approximately 1-mile of the Site / a 20-minute walk / 6-minute cycle.

- 2.5 Within the local area¹ are a range of other uses. This includes residential dwellings in the form of apartments and houses, places of worship, public open spaces (including Swinton Grove Park and Plymouth Grove Park), restaurants, the Manchester Royal Infirmary, a local museum, and a hotel.
- 2.6 Bus stops are available directly adjacent to the Site on Plymouth Grove and within approximately 0.2-miles (4-minute walk) on Upper Brook Street. Both of which provide regular services into Manchester City Centre and towards Salford Quays, Stockport, and East Didsbury. The closest train station is Manchester Oxford Road, which can be reached in approximately 15-20-minutes by bus / 8-minutes by bike / 27-minutes on foot. Manchester Piccadilly Station is accessible in approximately 18-25 minutes by bus / 9-minutes by bike / 27 minutes on foot. St. Peter's Square in Manchester City Centre is accessible in approximately 20-minutes by bus / 10-minutes by bike / 30-35 minutes on foot.

Designations and Constraints

- 2.7 The Site is designated in the Local Plan as being within Central Manchester. The Site is within Flood Zone 1 and therefore has a low risk of flooding. There are no known ecological designations relating to the Site.
- 2.8 The Site is not within a Conservation Area and is not Listed. There are some Listed Buildings within the surrounding area. This includes the Grade II Listed Plymouth Grove Hotel, which is located approximately 80-metres north-north-west of the Site; the Court Nursing Home on Swinton Grove, a Grade II Listed Building, approximately 90-metres south-east from the Site; 'Mrs Gaskell's House' a Grade II* Listed Building, approximately 90-metres east-south-east from the Site, and the Grade II Holy Trinity Armenian Apostolic Church and vicarage approximately 120m south-west of the Site.
- 2.9 There are no other allocations or designations covering the Site.

Site and Planning History

- 2.10 The Site formerly contained the Plymouth Grove Wesleyan Chapel, which we understand was constructed in the last 1800s and was demolished in the mid-late 1980's following planning permission being granted for the erection of two-story Christian Training Centre (ref: 025197). Within

¹ Approximately 250m radius from the Site

the Site Renshaw House was then constructed (which forms the existing buildings on the Site). A little over a decade later, most of Renshaw House was converted to a House of Multiple Occupancy (HMO), whilst retaining some ancillary church accommodation within the ground floor (ref: 054631/FO/CENTL2/98). The remaining church accommodation was later also converted into HMO accommodation (ref: 122756/FO/2019). The whole building is now operating as an HMO and providing student accommodation.

2.11 The site has been subject to various planning applications and are summarised in Table 2.1 below.

Table 2.1 Summary of relevant applications

Application ref.	Site Address	Description	Status
F07263	Sunday School, Plymouth Grove Methodist Church, Hyde Grove, Longsight.	Use of part of 1st floor of Sunday School as light industrial workrooms.	Approved on 14 th October 1977
019972	Erection of a two- storey block of six, category one flats for the elderly with associated access road, car parking and landscaping	Site adjacent to Plymouth Grove Methodist Church Hyde Grove/Plymouth Grove, Chorlton-on- Medlock ARDWICK	Approved on 7 th September 1983
F12416	Former Methodist Church, Plymouth Grove, Longsight.	Change of Use from church premises to Photographic and Design Studio	Withdrawn on 11 th July 1980
034276	Plymouth Grove Methodist Church corner of Hyde Grove and Plymouth Grove, Ardwick ARDWICK	Erection of a new single storey church building after demolition of existing church	Approved on 31 st August 1989
F00627	St. Saviours Rectory, 23 Plymouth Grove, Longsight.	Use of rectory as an annexe to the Church Army Hostel at 174 Plymouth Grove.	Approved on 31 st January 1974
025197	Land at junction of Plymouth Grove/Hyde Grove, Chorlton-On-	Erection of a two storey building to form a Christian Training Centre, for three	Approved on 13 th November 1985

Application ref.	Site Address	Description	Status
	Medlock ARDWICK	permanent residents and weekend guest trainees	
054631/FO/CENTL2/98	Renshaw House, Hyde Grove, Ardwick	Change of use from church accommodation to house in multiple occupancy retaining limited church ancillary accommodation at ground floor	Approved on 9 th September 1998
090651/FO/2009/N2	Renshaw House Hyde Grove Ardwick Manchester M13 9LQ	Retrospective Application for the conversion from 7-bedroom house in multiple occupation to 10 bedroom student accommodation and erection of 1.8 metre high gates across vehicular entrance	Approved on 10 th November 2009
118550/FO/2017	Renshaw House Hyde Grove Manchester M13 9LQ	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	Refused on 14 th March 2018
122756/FO/2019	Renshaw House Hyde Grove Manchester M13 9LQ	Change of use of former church (Class D1) to create 4 additional bedroom to form 14 bedroom house in multiple occupation (sui generis) together with associated elevational alterations	Approved on 17 th April 2019

3. STATEMENT OF COMMUNITY INVOLVEMENT

- 3.1 This section of the Statement sets out the consultation which has been undertaken by the Applicant prior to the submission of the planning application.
- 3.2 The 2011 Localism Act introduced new requirements for developers to consult with local communities on a wider range of developments before submitting planning applications. All responses received must be considered before proposals are finalised and show that they have been taken into account when submitting applications. It is hoped that this will give local people a chance to comment when there is still genuine scope to make changes to any draft proposals.
- 3.3 The National Planning Policy Framework (2023) ('NPPF') encourages early engagement with local communities. In addition, that Local Authorities should encourage the use of any pre-application services they offer.
- 3.4 Manchester City Council recommend that development proposals will benefit from engagement with the local community early in the design process and encourage applicants to undertake community involvement using a variety of techniques. Specifically, MCC state that developers will be encouraged to carry out pre-application consultation with interested parties and community bodies to enable issues to be addressed early within the planning process².
- 3.5 The Applicant has undertaken pre-application discussions with the Council on multiple occasions. They have also engaged with the Ward Councillors for Ardwick and with the local community. Further information on each of these engagement exercises is provided in turn below.

Pre-Application Discussions with MCC

Planning

- 3.6 The Applicant engaged in pre-application consultation with Manchester City Council early in the design process.
- 3.7 An initial pre-application meeting was held with Planning Officers in November 2023. The scheme presented was seven-storeys in height and comprised 118 ensuite studio bedrooms. The top two storeys were setback, reducing their visual massing when viewed from the ground. Accessible

² Statement of Community Involvement (June 2018) prepared by Manchester City Council

parking was provided off-street. There was 169sqm of social space to the ground floor, with a communal external courtyard area to the rear.

- 3.8 Officers were supportive of the emphasis of the building towards the corner of Hyde Grove and Plymouth Grove, but sought for an overall reduction in height, and a reduction in the extent of stepping applied to the roofscape.
- 3.9 A second pre-app meeting was held with Planning Officers in April 2024. The scheme presented was a six storey proposal comprising 98 ensuite study rooms in a cluster flat arrangement. The top storey remain set back to reduce visual massing. A total of 162sqm of social space was provided to the ground floor, and the communal external courtyard to the rear remained, but with an altered configuration. Following feedback from MCC Highways, discussed below, two accessible bays were provided on-street on Hyde Grove.
- 3.10 Officers remained concerned about the height and mass of the building and the projection forward of the building line in this part of Plymouth Grove.
- 3.11 In response to this feedback the building was set back further into the site, providing at least a 3.5m landscaped buffer with Plymouth Grove. The scale of the proposed building was also reduced, with the topmost floor being set back within the Site and reduced in size. Other changes were also made to the scheme. Further detail on the changes made to the scheme throughout the design process are provided in Section 3.0 of the Design and Access Statement.

Highways

- 3.12 The Applicant also engaged in pre-application consultation with MCC's Highways Department. These discussions focussed on the parking provision at the Site but included discussions across all transport and highways related matters relating to the scheme.
- 3.13 MCC Highways were supportive of the scheme being a car-free development. They requested the provision of two accessible parking bays on Hyde Grove, and the provision of a dedicated servicing / delivery area. Both elements have been included within the scheme.

Consultation with the Local Community

- 3.14 A consultation leaflet was prepared and distributed to 219 addresses within proximity to the Site³. The leaflet included a copy of the proposed ground floor plan, as well as a visualisation of the scheme

³ A copy of the Consultation Flyer and distribution zone are provided in Appendix 01

when viewed northwards from Plymouth Grove. Consultation contact details were provided and residents were encouraged to contact the Applicant with any queries or concerns that they may have.

- 3.15 Just one response was received from the adjacent neighbour, the owner of the former chapel building on Hyde Grove which is now in use as student accommodation. A meeting was held with the neighbour at their property on 9th April 2024. The primary concern raised related to the siting of the sub-station in proximity to resident's windows as it may result in noise disturbance.
- 3.16 In response to this feedback, further information was provided to the neighbour regarding anticipated noise levels to be emitted from the substation. It was confirmed any noise would very low level, equivalent to a whisper or the background noise of quiet library. In addition, the sub-station has now been relocated within the Site, further from the former chapel building. The external bike store now sits between the sub-station and the neighbouring building, which will provide additional acoustic insulation.

Consultation with Local Councillors

- 3.17 Consultation has been undertaken with the current Ward Councillors for Ardwick. A meeting was held in March 2024 with Cllr Abdullatif and Cllr Hewitson. Cllr Muse was also invited but was unable to attend.
- 3.18 Councillors explained key considerations for the local community and advised on how they believe they can be addressed. They welcomed the fact that the Applicant had opened engagement with the local community and encouraged that engagement with them as Councillors and the community continue throughout the determination process.
- 3.19 The feedback provided by Councillors has informed key elements of the scheme. This includes appropriate management of parking and any anti-social behaviour from residents, as well as encouraging residents to integrate themselves into local community. As a result, it was ensured that the appointed Operational Management Company ('OMC') had clear and enforceable policies in place regarding parking and anti-social behaviour, but also that they actively encouraged and sought opportunities for residents to engage with and include themselves within the local community. The OMC's policies on these matters are detailed within the Operational Management Plan provided as part of this Application.
- 3.20 The Councillors were notified by the Applicant of the application being submitted and further engagement with them will continue post-submission up to determination.
- 3.21 In advance of submitting the planning application, the applicant has engaged in formal pre-application consultations and discussions with Manchester City Council and local stakeholders.

Summary

- 3.22 In summary, the Applicant has engaged with Manchester City Council, local Ward Councillors, and the local community during the preparation of the planning application. Feedback received during the pre-application consultation process was taken on board and amendments made to the scheme in response. Engagement has been carried out in accordance with legislative and policy requirements.

4. PROPOSED DEVELOPMENT

4.1 This section provides a summary of the proposed development and should be read alongside the submitted plans and Design and Access Statement (DAS) prepared by GWP Architecture.

4.2 This planning application seeks full planning permission for the following:

"Demolition of existing buildings and erection of building between three and six-storeys to provide purpose-build student accommodation (PBSA - Sui Generis) with associated access, parking, landscaping, and other ancillary works"

4.3 The key components of the development proposal can be summarised as follows:

- Demolition of existing buildings
- Construction of building of four- to six-storeys in height, providing a total of 92-bedrooms in a cluster-flat arrangement across 14-apartments and three studios, including:
 - 10% Accessible rooms
- 92no. cycle parking spaces (equating to 100% provision)
- Two accessible parking spaces to be provided on Hyde Grove
- 162sqm of internal communal amenity space
- External amenity space comprising a courtyard and soft landscaped areas
- 83.94% net gain in habitats and 36.3% net gain in hedgerows
- Provision of 124sqm of PV arrays and an Air Source Heat Pump

Development Layout and Design

4.4 The proposed development comprises a 'T-shaped' building providing two 'wings'. The southern wing abuts the footpath on Hyde Grove and runs approximately east-west. The northern wing runs approximately north-south and is just off centre within the Site. The building is set back from Plymouth Grove by approximately 3.5m, maintaining the existing building line and green frontage on this part of the road.

4.5 To the west of the building is a service and rear access point. To the rear of the building are visitor bike stands, an external cycle store, a substation, a communal courtyard area with a pergola, seating

and a BBQ area, and a soft landscaping area. To the east of the building is the soft landscaped area fronting Plymouth Grove.

- 4.6 The entrance to the building is from its south-west corner off Hyde Grove. This enters to the reception / welcome area within the primary communal social space. Within the social areas on the ground floor are communal seating areas, solo study pods, a group study area, a podcast suite, quiet study rooms, a social laundry area, a gym/fitness suite, as well as a pool table and coffee station. Also on the ground floor are bike storage areas including standard and enlarged spaces, the bin store area, plant rooms, a staff office and parcel store area, and three studio bedrooms.
- 4.7 The first through third floors have the same footplate. This comprises three cluster flats – a five bed, a six-bed, and a nine-bed. Each has a kitchen/lounge/dining space. Within the nine-bed flat are two larger accessible bedrooms. The fourth floor provides a five-bed, a six-bed, and an eight-bed flat, this due to the set back adjacent to the neighbouring building to the west. The fifth floor is reduced in scale, providing two flats – a 5-bed, and a 6-bed, with the 6-bed containing an accessible room.
- 4.8 To the roof are plant machinery, photovoltaic (PV) panels, and a green roof. The flat roofs created due to setbacks at the fourth and fifth floors present additional opportunities to provide additional green roof areas and PV panels, maximising the efficiency of the building.

Dwelling Mix

- 4.9 The proposal provides a total of 92-beds, comprising 89-beds across 14 cluster flats, as well as three studios. All bedrooms are ensuite and are provided with integrated storage and a desk area. A schedule of accommodation is provided in Figure 4.1.

Affordable Housing

- 4.10 The Applicant is committed to providing affordable rooms as part of the overall offering. This will be informed by ongoing discussions which are taking place with the Universities.

Accessible and Adaptable Dwellings

- 4.11 As detailed in the accompanying Design and Access Statement, all residential units have been designed to be accessible in accordance with Building Regulations. In addition, nine larger accessible bedrooms are provided throughout the building. Each cluster with an accessible room will also be provided with accessible units within the kitchen area.

Figure 4.1 – Accommodation Schedule

			General Areas			
	Storey	Floor	GIA By Floor	Study bed (min. 13.9m ²)	EA Study bed (19.1m ²)	Studio Bed (18m ²)
Storey height to floor level	6	5	223m ²	9 no.	1 no.	-
2.775m	5	4	507m ²	17 no.	2 no.	-
2.775m	4	3	552m ²	18 no.	2 no.	-
2.775m	3	2	597m ²	18 no.	2 no.	-
2.775m	2	1	597m ²	18 no.	2 no.	-
3.6m	1	GF	560m ²	-	-	3 no.
Total 14.700m		Reception/Social Plant Bikes Bins	162m ² 87m ² 75m ² 14m ²			
Total Number of Accommodation Units: 92			3036m ²	80	9	3

Study Bedrooms Circa 13.9 - 16 m²
EA Study bedrooms Circa 19.1m² - 10% of rooms within the Scheme
Social Space Provision Circa 1.65m² Per Room

SOURCE: GWP ARCHITECTS

Appearance and Materials

- 4.12 The building will be clad in brick. The ground floor will be a dark grey brick, with the upper floors a red brick. The uppermost floor will be provided with a metal cladding. The ground floor social areas will be provided with large windows, maximising the use of and access to daylight and sunlight. Fenestrations to the upper floor are consistent - large windows with brick detailing surrounding.

Refuse Storage

- 4.13 Each flat will have a dedicated space for waste and refuse storage. A store for wheelie bins is provided on the ground floor. It will be the resident's responsibility to transfer their waste and recycling from the flats to the ground floor store. The wheelie bins will then be collected in accordance with the Council's collection schedule.

Access and Parking

- 4.14 Access to the Site will be provided from Hyde Grove. The reception / welcome area and social space can be accessed directly from Hyde Grove. Access controls will be provided on the relevant doors.
- 4.15 A secure gated access is provided to the west of the building. This will serve as access to the rear of the building, as well as providing a service parking area. The bike store, bin store, and rear access doors will all be provided with appropriate access controls.

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- 4.16 Two accessible parking bays will be provided on Hyde Grove directly adjacent to the building entrance.
- 4.17 Cycle parking is provided to the rear of the building. This comprises six visitor spaces on Sheffield stands, an external bike store of 14no. spaces, and two internal bike stores providing a further 68no. standard bike spaces, a further three Sheffield stands, and five enlarged spaces for specialist bikes. In total, there are six visitor spaces, and 92no. other spaces.

Amenity and Communal Space

- 4.18 Each cluster flat is provided with a communal kitchen / dining / living area, comparative to the number of bedrooms within the cluster. In addition, 162sqm of communal space is provided to the ground floor, this comprises communal seating areas, solo study pods, a group study area, a podcast suite, quiet study rooms, a social laundry area, a gym/fitness suite, as well as a pool table and coffee station.
- 4.19 Externally, there are communal seating areas, including some sheltered under a pergola, a BBQ area, and grassed areas for use by all residents.

Trees and Landscaping

- 4.20 There are existing trees to the northern and eastern boundaries of the Site. Where possible, these will be retained, with five to be removed. A total of 15no. additional trees are to be provided. In addition, grassed areas and biodiversity rich planting will be provided within the Site. This includes the use of green roofs.

Sustainability / Energy

- 4.21 The proposed development will provide a low energy, sustainable building. This is achieved through the high specification of the building fabric itself, the use of low energy lighting systems, large windows providing high levels of daylight and sunlight, but also through the addition of PV panels, and air source heat pumps, to reduce the demand on the national grid. The measures included result in a 16.6% betterment over Part L 2013 building regulations, and a betterment on Part L 2021 building regulations.
- 4.22 A sustainable drainage strategy, incorporating green roofs, is provided to ensure there are no adverse impacts from surface water within the Site.
- 4.23 The Site is in a highly sustainable location in proximity to university campuses, encouraging residents to walk, cycle, or use public transport to meet their everyday needs. The scheme is car free

(excluding the proposed accessible spaces), but with a 100% provision of secure cycle storage, further encouraging the use of sustainable modes of transport.

5. PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section identifies the principal planning policy considerations which have informed the development proposals, and which provide the context for the consideration of this planning application, as well as other material considerations. The current development plan consists of:

- Places for Everyone (2024);
- Core Strategy (2012);
- Core Strategy Addendum (2024);
- Extant Unitary Development Management Plan Policies (1995)
- Greater Manchester Joint Waste DPD (2012); and
- Greater Manchester Joint Minerals DPD (2013)

5.2 As neither the Site nor the proposed development regard waste or minerals development, neither the Greater Manchester Joint Waste DPD nor the Greater Manchester Joint Minerals DPD are relevant to the determination of this application. As such, they will not be considered further in this Statement.

5.3 Other material considerations include:

- National Planning Policy Framework (2023); and
- National Planning Practice Guidance
- Manchester City Council Green and Blue Infrastructure Strategy (2015), Action Plan (2015), and Implementation Refresh (2021)
- Oxford Road Corridor Strategic Spatial Framework (2023)
- Manchester City Council Report for Resolution – Executive Report to Economy Scrutiny Committee: Purpose Built Student Accommodation in Manchester (May 2023)
- Manchester City Council Report for Resolution – Executive: Purpose Built Student Accommodation Manchester (December 2020)

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- Manchester City Council report for Resolution – Executive: Consideration of Policy H12: Purpose Built Student Accommodation within the Changing Market Context (November 2019)
 - Guide to Development in Manchester SPD and Planning Guidance (2007)
 - The Manchester Strategy
 - Manchester City Council Climate Change Strategy 2017-2050, and
 - Manchester Climate Change Framework 2020-2025
 - Local Plan Review

5.4 Of the policy documents and guidance listed above, those which are considered to be of most relevance to the proposed development are considered further below.

Local Development Plan

5.5 Places for Everyone (PfE) is a joint development plan which covers nine of the ten local authority areas in Greater Manchester, including Manchester. The nine local authorities have been worked jointly with the Greater Manchester Combined Authority and the Mayor of Greater Manchester to prepare the plan. Manchester City Council adopted PfE on 20th March 2024.

5.6 Manchester's Unitary Development Plan ('UDP') was adopted in 1995. Significant elements of the UDP were replaced following the adoption of the Core Strategy in 2012. Certain policies within the Core Strategy were then varied or replaced by those within Places for Everyone – these are listed within the Core Strategy Addendum.

5.7 According to Manchester's adopted proposals map, the Site is within the Central Manchester area (Policies EC8 and H5). There are no other policy designations covering the Site.

5.8 The relevant policies from Manchester's Local Development Plan are listed below:

Places for Everyone

- JP-Strat2 – City Centre
- JP-S1 – Sustainable Development
- JP S2 - Carbon and Energy
- JP-S4 – Flood Risk and the Water Environment
- JP-S6 – Resource Efficiency

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- JP-G7 – Trees and Woodland
 - JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
 - JP-P1 – Sustainable Places
 - JP-P2 – Heritage
 - JP-P3 – Cultural Facilities
 - JP-C1 – An Integrated Network
 - JP-C2 – Digital Connectivity
 - JP-C6 – Walking and Cycling
 - JP-C8 – Transport Requirements of New Developments
 - JP-D1 – Infrastructure Implementation
 - JP-D2 – Developer Contributions

Core Strategy

- Policy SP1 – Spatial Principles
- Policy EC1 – Central Manchester
- Policy H1 – Overall Housing Provision
- Policy H5 – Central Manchester
- Policy H8 – Affordable Housing
- Policy H12 – Purpose Built Student Accommodation
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible areas of opportunity and need
- Policy EN1 – Design Principle and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 – Target Framework for CO₂ reductions from low or zero carbon energy supplies

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- Policy EN8 – Adaption to Climate Change
 - Policy EN9 – Green Infrastructure
 - Policy EN14 – Flood Risk
 - Policy EN15 – Biodiversity and Geological Conservation
 - Policy EN17 – Water Quality
 - Policy EN18 – Contaminated Land and Ground Stability
 - Policy EN19 – Waste
 - Policy PA1 – Developer Contributions
 - Policy DM1 – Development Management

Unitary Development Plan

- Policy DC1 – New Housing Development
- Policy DC19 – Listed Buildings
- Policy DC20 – Archaeology
- Policy DC22 – Footpath Protection
- Policy DC26 – Development and Noise

National Planning Policy

- 5.9 The National Planning Policy Framework ('NPPF') sets out the Government's Planning Policies for England and how these should be applied. The NPPF was originally published in 2012 and updated in February 2019, with revisions made in 2021 and, most recently, in December 2023.
- 5.10 The NPPF must be considered when preparing a development plan and is a material consideration in planning decisions.
- 5.11 The NPPF is supported by several National Planning Practice Guidance (NPPG) documents which provide further detail on certain policy topics. The NPPGs are updated periodically.

Executive Reports on Student Housing

December 2020

- 5.12 In December 2020, Manchester City Council's Executive Committee considered a report prepared by the Strategic Director of Growth and Development on the Purpose-Built Student Accommodation in Manchester. The report informed the Executive of the outcome of a consultation exercise with key stakeholders on PBSA in Manchester. In addition, the reports sought the Executives' approval to use the outcomes to further inform a policy approach to PBSA in Manchester, with a view to developing a policy position as part of the Local Plan review process.
- 5.13 The report confirms that accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor. It sets out numerous reasons why location is a significant consideration in determining the acceptability of new PBSA developments, such as how:
- New stock in appropriate locations represents an opportunity to deliver an improved student experience;
 - The location of accommodation close to University facilities is a critical issue in ensuring the safety and wellbeing of students; and
 - Given the current climate emergency and Manchester's commitment to be carbon neutral by 2038, it is increasingly important that the location of student accommodation in Manchester should continue to be driven by proximity to university campuses.

March 2023

- 5.14 An update report was considered by both the Executive and the Economy Scrutiny Committee in May 2023, this outlined any issues that had arisen since the previous report was considered in December 2020.
- 5.15 The report identifies sites which MCC considered could potentially support around 12,500 PBSA bed spaces in the city in the period up to 2030. However, this is not to be seen as an exhaustive list of PBSA opportunities within Manchester, as other schemes may come forward that comply with Policy H12.
- 5.16 There is still scope for PBSA at other proposed development sites, which are not identified as part of the 20-site pipeline, provided applicants can demonstrate compliance with Policy H12.

‘Manchester Local Plan’

- 5.17 Manchester City Council are in the process of carrying out a Local Plan Review. An Issues Consultation was held in early 2020. The Council is in the process of preparing a draft Local Plan for consultation.
- 5.18 As the Manchester Local Plan is at such an early stage in its preparation, without any draft policies published, it holds no weight in the decision-making process.

Oxford Road Corridor Strategic Regeneration Framework

- 5.19 The Oxford Road Corridor Manchester Spatial Plan, included within the ORC Strategic Spatial Framework, identifies the Site within the defined ORC area, immediately adjacent to land identified as an ‘Increased Density Opportunity’.
- 5.20 The Framework recognises the need to accommodate further student accommodation; however, states that this should continue to be controlled in line with the City Council’s Core Strategy Policy H12 and led by institutional partners with the wider city regeneration objectives in mind. It should be in line with evidenced demand and be in locations that are within a reasonable walking distance to the heart of the universities.
- 5.21 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.

Oxford Road Corridor Strategic Regeneration Framework Guidance (2019)

- 5.22 The SRFG seeks to encourage development and facilitate growth within the Oxford Road Corridor (ORC), whilst fostering improved connectivity, opportunity and benefits for surrounding communities; including employment opportunities, culture, leisure, transport, healthcare and sports’ facilities

6. PRINCIPLE OF DEVELOPMENT

Context

- 6.1 Manchester has one of the largest student populations in Europe. Circa 85,000 students are enrolled at one of Manchester's three Higher Education Institutions (HEIs) – this includes the University of Manchester (UoM), and Manchester Metropolitan University (MMU) – with approximately 62% of students holding a term time address in Manchester. Based on conservative projections and considering the confirmed pipeline of PBSA to come forward, there would still be approximately 25,000 students without access to PBSA within Manchester⁴. Considering that Manchester has one of the most expensive PBSA markets in the Country, and that a significant portion of its stock is dated and/or of low quality, this demonstrates a significant need for more PBSA to be provided within the city.
- 6.2 Students make an invaluable contribution to the city's economy, diversity, and vibrancy. They help to underpin a broad based, highly skilled economy and are essential to some of Manchester's most valuable growth sectors in advanced manufacturing, health, and life sciences. Providing a residential offer for students to address needs has been a long-held Council objective as part of its Housing Strategy and planning policy framework.
- 6.3 The Site currently provides accommodation for 28no. students, and hence this use has already been established. There is also student accommodation directly west and south of the Site. Approximately 200m north of the Site is Nick Everton House, a PBSA building. Approximately 250m north of the Site is a site which recently obtained planning permission for PBSA comprising 263-beds. This demonstrates that, in principle, this is an area which is considered to be suitable for the provision of student accommodation, subject to design.
- 6.4 Approximately 60,000 new homes are to be provided in Manchester between 2009 and 2027. Central Manchester, where the Site sits, is one of the focus areas for new housing within the City, with 8,500 homes to be provided in this period, equivalent to 14% of the overall housing delivery. The Council's target is for 90% of residential development to be provided on previously developed land (CS Policy H1). High density housing is to be permitted within or adjacent to the Regional Centre, which the Site sits just outside of.

⁴ Student Needs Assessment (March 2024) prepared by Cushman and Wakefield

Policy

- 6.5 The key policy within Manchester's Development Plan regarding Purpose Built Student House is Policy H12. This policy supports the provision of PBSA, subject to certain criteria. Each of the criterion is provided below (in *Italics*), underneath which it is discussed how the proposed development responds to that criterion.

Policy H12(1) – Proximity and Access to University Campuses

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

- 6.6 The Site is in close proximity to both UoM and MMU campuses off Upper Brook Street⁵. The Site is also within a few minutes' walk of frequent public transport options which run north towards the City Centre and south towards Fallowfield (CS Policy SP1). As a result, all of Manchester's HEIs are highly accessible from the Site (CS Policies T1 and T2).

Policy H12(2) – Energy Efficiency

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

- 6.7 The proposed development has been designed with a holistic low energy design concept involving a fabric first approach. The U-values, and air permeability measures have been designed to be as low as possible and the ventilation strategy maximises the use of natural ventilation. A total of 124sqm of PV array and an Air Source Heat Pump supply the hot water will be provided.
- 6.8 The energy reduction and sustainability measures proposed would achieve a 16.6% reduction over Part L 2013 of the building regulations and achieves an improvement on the Part L 2021 building regulations⁶.

Policy H12(3) - Suitability of High Density Development

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.

⁵ approximately a 4-minute walk from UoM and approximately a 2-minute walk / 6-minute cycle from MMU

⁶ Environmental Standards Statement (23rd April 2024) prepared by Watt Energy & Consulting Engineers

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- 6.9 Manchester City Council seek to direct new high-density PBSA towards the Oxford Road Corridor ('the Corridor')⁷. The Site sits just outside the Corridor to the east and currently provides 28-beds of student accommodation. There is also student accommodation directly west and south of the Site, including four- and five-storey apartment buildings. Approximately 200m north of the Site is Nick Everton House, a PBSA building. Approximately 250m north of the Site is a site which recently obtained planning permission for PBSA comprising 263-beds. This demonstrates that, in principle, this a suitable area for the provision of high-density PBSA. The Site is poor quality at present and currently underutilised, particularly considering its highly sustainable location and the surrounding context. The proposed development will result in a more effective and efficient use of the Site, whilst resulting in an uplift of only 64-beds of student accommodation.
- 6.10 The proposed development is car free, except for the provision of two accessible spaces on Hyde Grove – this provision was informed and supported by MCC Highways during pre-application consultation. The Site is within a highly sustainable location, with a range of shops, services, and community facilities within walking distance. As a result, occupants would not need to utilise private vehicles to meet their everyday needs (Policy H12(3)).

Policy H12(4) – Regeneration and Community

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.

- 6.11 The existing accommodation within the Site is functional as student HMO accommodation, but it is provided within a converted building, which limits its suitability and effectiveness. The existing building does not make an efficient use of the land, considering the surrounding context and proximity to the Oxford Road Corridor and City Centre. The proposed development will make an effective and efficient use of previously developed land in a highly sustainable location. It will provide a building of high-quality design and materiality, which is purpose-designed to meet the needs and demands of today's student cohort. It will result in an enhanced landscaping provision fronting Plymouth Grove. All of which is considered to result in a betterment compared to the existing situation (Policy H12(4)).
- 6.12 It is important that the scheme and its occupants integrate with the local community, engagement with the local community is also of the utmost importance to the applicant. Pre-Application

⁷ Executive Reports on Purpose Built Student Accommodation in Manchester

Consultation has been carried out with Local Ward Members and residents within the local community. This engagement will continue throughout the determination process. Once in operation, the appointed Operational Management Company will look for opportunities to engage with and encourage residents to seek employment and volunteering opportunities at local businesses, charities, and community groups. Residents will be signposted to local groups and opportunities through social media posts and organised events⁸.

Policy H12(5) – Safety and Security

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.

- 6.13 The proposed development will provide passive surveillance to Plymouth Grove and to Hyde Grove, where there currently is none, with habitable windows fronting both roads, as well as the ground floor communal space fronting Hyde Grove. The reception area within the communal space will be ‘manned’ 24/7, and CCTV cameras will be installed at suitable locations, increasing surveillance. Secure entrances will be provided ensuring that only authorised personnel have access to the building⁹. The proposed development is considered to have been suitably designed for security and the safety of its users and occupants¹⁰ (Policy H12(5)).

Policy H12(6) – Amenity Impacts

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

- 6.14 The proposed development has been designed to ensure there are no adverse impacts on neighbouring amenity. It is of a scale and massing which will not result in a harmful loss of daylight and sunlight to neighbouring residents to the south and west¹¹.
- 6.15 The building fabric will meet current building regulations in terms of acoustic insulation. The plant machinery associated with the operation of the building is located on the roof. The substation located

⁸ Section 2.3.2 - Renshaw House Student Management Plan (April 2024) prepared by Fresh

⁹ Section 2.3.4 – Renshaw House Student Management Plan (April 2024) prepared by Fresh

¹⁰ Crime Impact Statement (07/05/2024) prepared by Design for Security

¹¹ Daylight and Sunlight Assessment prepared by BaseEnergy

within the curtilage will emit sounds equivalent to a whisper, and the fabric of the structure will be appropriately acoustically treated. The substation is located approximately seven metres from the neighbouring property to the west, which is in excess of guidance distances. All these design considerations ensure that the proposed development will not result in a harmful impact on neighbouring residents in terms of noise¹².

- 6.16 In addition, conditions within each tenancy, as well as policies in the resident handbook, will expressly state what is expected of residents in terms of reducing noise and disturbance to neighbours within and beyond the Site. The policies relate to noise generated from electrical devices or from individuals themselves, as well as the organising of gatherings within or outside the building¹³.

Policy H12(7) – Heritage

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

- 6.17 The proposed development does not involve the re-use of a designated heritage asset. However, it has been designed to ensure it results in less than significant harm on the designated heritage assets within the local area¹⁴. This is discussed further later in this Statement.

Policy H12(8) – Waste

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.

- 6.18 Each apartment will be provided with appropriate waste and recycling storage facilities. It will be the responsibility of residents to place that waste within the designated bin-store area on the ground floor. The bin-store area will have appropriate waste and recycling storage capacity for the development. Residents will be encouraged to recycle wherever possible, including using specialist banks for clothing and other recyclables.

Policy H12(9) – Need

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.

¹² Noise Impact Assessment prepared by NoiseAir

¹³ Section 2.3.10, Renshaw House Student Management Plan prepared by Fresh

¹⁴ Heritage Statement (May 2024) prepared by Stephen Levrant Heritage Architecture

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- 6.19 MCC recognise that there is a clear need for additional PBSA in Manchester¹⁵. Currently, a significant number of students are being forced into the private rental market. This can have negative impacts on the overall housing market within the city.
- 6.20 Each of the Manchester based Universities has an obligation to provide every new enrollee with accommodation for their first year. In September 2022, the University of Manchester released a statement which recognised the existing capacity issues within both university owner and private sector accommodation within Manchester, and states that “*the demand for student accommodation is outstripping the available supply.*”¹⁶ This resulted in UoM offering eligible students a financial incentive of £2,500 as an alternative to taking a room in university accommodation for the 2022/23 academic year. In addition, due to the shortage in accommodation, UoM resorted to securing student accommodation in nearby cities, including Liverpool and Preston – having a negative impact on availability for students studying in those cities, and offering financial support to mitigate the additional costs of commuting to Manchester. This demonstrates an acute need for PBSA in Manchester.
- 6.21 The city-wide student to bed ratio within Manchester currently stands at 2.04:1, meaning that 27,895 students with a requirement for a bed are currently unable to access one¹⁷.
- 6.22 Manchester City Council projections estimate that there is likely to be between a 1-2% growth in the student population in Manchester by 2030. This equates to a demand for new PBSA of between 5,440 and 11,320 bedspaces, as such MCC currently consider that around 750 bedspaces are required per annum up to 2030. Projection modelling of the future student population within the city, based on HESA data, has been completed by Cushman and Wakefield for a range of scenarios¹⁸. In even a conservative scenario and considering the approved development pipeline anticipated to come forward, by 2030 approximately 25,000 students (approximately 30%) will still not have access to PBSA within the City. This demonstrates a significant shortfall in supply against current need.
- 6.23 In recognition of the acute need for affordable student accommodation, the applicant is committed to providing some of the rooms within the scheme at an affordable rent, the details of which are being worked up and subject to ongoing discussions with universities.

¹⁵ Manchester City Council – Purpose Built Student Accommodation in Manchester Report to Economy Scrutiny Committee – 23 May 2023 and Executive – 31 May 2023

¹⁶ The University of Manchester- <https://www.staffnet.manchester.ac.uk/news/display/?id=28646>

¹⁷ Student Needs Assessment (April 2024) prepared by Cushman and Wakefield

¹⁸ Student Needs Assessment (April 2024) prepared by Cushman and Wakefield

Policy H12(10) – Delivery

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

- 6.24 The Applicant and site owner is an experienced locally based property developer, who will be working with a local main contractor to deliver the scheme. They will continue to own the Site and building following construction, with an appointed experienced operator responsible for the day-to-day management of the scheme.
- 6.25 Many of the PBSA schemes within the identified pipeline are of a significant scale, with some being part of a wider strategic development. These factors will, inevitably, mean they will take longer to commence and have a lengthy construction timeline. Conversely, the proposed development at Renshaw House is of a relatively modest scale, controlled by the applicant and can come forward quickly following the grant of planning permission.
- 6.26 All the above factors combined mean that this scheme is highly deliverable and could come forward quickly to meet the identified need in the short term.

Conclusion on Principle of Development

- 6.27 The proposed development will make a more efficient and effective use of brownfield land within a highly sustainable location. The site already provides student accommodation, albeit of a low quality, and the provision of additional student housing in this location will help to meet an identified need across the City, providing high-quality purpose-built student accommodation within proximity to university campuses.
- 6.28 Due to the site's location, that it is a car-free development, the 100% provision of cycle parking spaces, and the promotion of walking, cycling, and use of public transport systems through the Travel Plan, the proposed development is encouraging the use of sustainable modes of transport. This accompanied with the low energy design and provision of air source heat pumps and solar panels, green roofs, and sustainable drainage systems, will result in a highly sustainable building with significantly reduced carbon emissions, and one that is future proofed and adaptable to climate change.
- 6.29 The proposed development will provide high-quality accommodation and living standards for its future residents. It will also appropriately protect the residential amenity of the existing neighbours.

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- 6.30 The Site is within the control of the Applicant, who is also experienced in delivering high quality developments of this nature. It is not incumbent on additional infrastructure or other phases of development to come forward, meaning the proposed development is highly deliverable.
- 6.31 The proposed development meets the requirements of Core Strategy Policy H12 and is therefore acceptable in principle, subject to design and material considerations.

7. MATERIAL CONSIDERATION

7.1 This section reviews the other material considerations relating to the proposed development. It provides a reasoned justification for the proposed development in the context of relevant policy and the specifics of the site and its surroundings. The following material considerations are discussed in turn below:

- Character and Appearance
- Residential Amenity
- Transport and Highways
- Heritage, Townscape and Archaeology
- Sustainability and Energy
- Ecology and Arboriculture
- Ground Conditions and Contamination Risks
- Fire Safety
- Flood Risk
- Utilities
- Planning Obligations

Character, Appearance, and Design

7.2 A Design and Access Statement ('DAS') has been prepared by GWP Architecture. The DAS details the analysis undertaken of the surrounding character and context and discusses how the proposed development accords with it. The DAS should be read in conjunction with this Statement.

Character, Scale and Massing

7.3 All development within Manchester should be of an appropriate siting, layout, scale, form, massing, materials, and detail, and should have due regard for the character of the surrounding area.

7.4 Adjacent to the Site the south are four- and five-storey apartments blocks. Directly neighbouring the Site to the west is a former chapel building which is two-storeys in height with a large, pitched roof,

beyond which is the two-storey blood donation centre. East of the Site over Plymouth Grove is an estate of two- and three-storey dwellings.

- 7.5 The Site sits adjacent to the Oxford Road Corridor, which comprises the university buildings and associated accommodation along Upper Brook Street. The Oxford Road Corridor and surrounding areas to be the focus for new high-density development, including PBSA. The Site is only approximately 150m from the Oxford Road Corridor, as such its proximity to and suitability for high density development was a consideration when designing the building.
- 7.6 The proposed development is between four- to six-storeys in height, with the top floor significantly set back from the frontage with Plymouth Grove, minimising its visibility from the roadside. The scale and massing of the proposed building is akin to the apartment blocks directly south of the Site.
- 7.7 The proposed building is to be set back from Plymouth Grove, providing a green landscape frontage, and continuing the approximate building line established by Mrs Gaskells House further south.
- 7.8 The proposed development is therefore of a scale and massing that is reflective of the surrounding area, and one that is in accordance with the character of the area as a whole (CS Policy DM1 and PfE Policy JP-P1).

Appearance and Materiality

- 7.9 New development should be durable, being built to last using robust materials that reflect the local character, that weather well, and are easily maintained (PfE Policy JP-P1).
- 7.10 The predominant material used within the local area is red brick. This will be provided to the upper floors of the building. A grey brick is proposed to the ground floor. The fenestrations are consistent across the building and articulated with brick detailing surrounding them to add architectural interest within the facades.
- 7.11 The proposed bricks, windows, and doors will all to current building standards ensuring they are durable. All materials will require minimal maintenance and will weather well in time.

Inclusive Design

- 7.12 New development should incorporate inclusive design and should be easy to move around for those of all mobility levels (PfE Policy JP-P1).
- 7.13 Level access will be provided surrounding the Site, ensuring ease of access for all. Two accessible parking spaces are provided adjacent to the main entrance, reducing the travel distance for those with reduced mobility utilising those spaces.

7.14 All access ways within the building are appropriately designed to accommodate additional accessibility needs, including those using wheelchairs. An accessible toilet is provided on the ground floor off the social space. On each of the upper floors are accessible bedrooms. These are larger than the standard room and capable of being adapted to an individual's needs. The flats which contain accessible rooms will also be provided with accessible work surfaces within the kitchen areas. In addition, some larger cycle parking spaces are provided for the use of specialist cycles.

7.15 This demonstrates that the scheme has been appropriately designed to ensure it is accessible by those of all accessibility levels.

Design for Security

7.16 The scheme has been designed to ensure the safety and security of its residents and staff, and to provide passive surveillance along Hyde Grove and Plymouth Grove.

7.17 A Crime Impact Statement ('CIS') has been prepared by Design for Security of Greater Manchester Police. The scheme has been assessed to include many positive aspects. This includes:

- Additional activity, overlooking, and surveillance to the area at all times of day and night
- 24/7 staff presence on site to manage access and address any issues that may arise
- The provision of an active frontage to Hyde Grove, enlivening the street scene and providing natural surveillance
- Secure amenity areas and cycle stores
- The provision of a prominent entrance, capable of being seen from the public realm

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

7.19 The exact access control measures to be included in the building fabric will be detailed at construction stage. The Operational Management Plan details how the building will be staffed and operated, which includes details relating to visitors and deliveries.

7.20 The accompanying Proposed Landscape Plan includes the provision of a metal fence around the north and east boundaries of the Site. The exact detail of the boundary treatments can be determined post-determination and managed by suitably worded planning condition.

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- 7.21 There are three ground floor windows to bedrooms. One of which fronts Hyde Grove, the other two face internally within the Site, within a secure boundary. Outside all these rooms is defensible planting.
- 7.22 The external bike store will be robustly constructed and will have access-controlled entry. Likewise, the internal bike stores will have access-controlled entry. In addition, the rear access gate and entrance doors into the Site and building will be accessed controlled. All of which adds layers of safety and security.
- 7.23 It is therefore, considered that the scheme design appropriately addresses the areas for consideration raised within the Crime Impact Statement, and that Greater Manchester Police Design for Security can support the scheme (PfE Policy JP-P1). Greater Manchester Police will be a statutory consultee on the proposed scheme and will therefore be provided with a further opportunity to comment on the scheme.

Residential Amenity

- 7.24 Any new development should be appropriately designed to ensure it does not result in a harmful impact on the residential amenity at neighbouring properties. This can include levels of privacy, light, noise, vibration, and air quality (CS Policy DM1).

Privacy

- 7.25 Due to the relationship between the proposed development and existing neighbouring properties, it is not considered to result in an adverse impact on neighbouring amenity in terms of overlooking or loss of privacy.

Daylight and Sunlight

- 7.26 The Site neighbours existing residential development to the west and south, both of which are in use as Student Accommodation, to the east over Plymouth Grove is a residential area of housing.
- 7.27 A Daylight and Sunlight Assessment has been completed by BaseEnergy to accompany this application. This concludes that of the 80 windows assessed at neighbouring properties, 66% result in a pass against BRE guidance. The remaining 34% comprise minor or moderate impacts in terms of access to daylight.
- 7.28 An annual probably sunlight hours assessment was also completed on all windows which face within 90 degrees of due south. All these windows passed this assessment.
- 7.29 The proposed development is an area which is to be characterised by high density development due to its proximity to the Oxford Road Corridor. Within high density areas, it is commonplace for windows

not to pass the BRE daylight assessment, and the results of the Daylight and Sunlight Assessment should be considered within that context (CS Policy DM1). It should also be noted that no windows were assessed being subject to a major impact.

Noise Impacts

- 7.30 Within proximity of the Site, the primary noise source is from road traffic on Plymouth Grove. Noise levels are anticipated to be too high to rely on openable windows alone for ventilation without resulting in a harmful impact on residential amenity. As such alternative ventilation systems, such as MVHR or ventilators will be provided¹⁹.
- 7.31 The exact building and plant machinery specifications will be determined at the Construction stage. The building fabric will be in accordance with current building regulations and will be informed by the recommendations provided within the accompanying Noise Impact Assessment prepared by Hann Tucker. This will ensure that the amenity of future residents when using the building and external amenity space, as well as the amenity of neighbouring residents, will be appropriately protected (UDP Policy DC26 and CS Policy DM1).

Air Quality

- 7.32 Air quality at and around the Site is mainly influenced by road traffic emissions. The Site is not located within an Air Quality Management Area ('AQMA') but is approximately 150m from a Greater Manchester Combined Authority ('GMCA') AQMA covering part of Upper Brook Street to the west of the Site. Due to the proximity to the AQMA, an Air Quality Assessment ('AQA') has been undertaken by NoiseAir, this is submitted in support of this application. This assesses the anticipated impacts of the proposed development on local air quality during the construction and operational phases of the development.
- 7.33 It has been assessed that the impact risks from anticipated dust emissions during the construction phase are to be low, and of negligible risk to human health. It has also been assessed that the impact on air quality through emissions generated by both construction traffic and vehicle movements associated with the operation of the proposed building are to be negligible. The impacts on air quality resulting from the proposed development, whether during the construction and/or operational phases of the development are assessed to be negligible.
- 7.34 Notwithstanding this, in accordance with good site practice, the AQA provides recommended mitigation measures which should be put in place to prevent any increased risk(s) to air quality.

¹⁹ Noise Impact Assessment (April 2024) prepared by Hann Tucker

These can be managed by suitability worded planning conditions, and many are also included within the Construction Environment Management Plan submitted as part of this Application.

Transport and Highways

Sustainability

- 7.35 The Site is in a highly sustainable location. Residents will be in close proximity to both UoM and MMU campuses, and within a 30-minute walk of Manchester City Centre (CS Policy T2).
- 7.36 Within walking distance of the Site (approximately 800m) are a range of services and facilities. This includes shops, convenience stores and supermarkets, restaurants, bars and pubs, hairdressers, etc., and Manchester Royal Infirmary. There are also several parks, places of worship, and historic and cultural attractions. This provides residents with the convenience and opportunity of accessing their everyday needs on foot.
- 7.37 There are bus stops on Plymouth Grove providing regular services north towards Manchester City Centre, and south towards Stockport. Bus stops a short distance away on Upper Brook Street (0.3-miles / 6-minute walk) provide additional regular services towards East Didsbury.
- 7.38 Both Manchester Oxford Road and Manchester Piccadilly Stations are approximately 1.3-miles / a 28-minute walk / a 9-minute cycle from the Site. These provide regular regional services across the north and north-west, as well as national services, including to London Euston.
- 7.39 Further information regarding the sustainable transport options available are provided in Section 3 of the accompanying Transport Statement prepared by Eddisons.
- 7.40 The above demonstrates that the Site is within a highly sustainable location in terms of access to shops, services, and community facilities, and with a range of sustainable transport options available (CS Policies T1, T2, and DM1; PfE Policies JP-S1, JP-C1, JP-C6, and JP-C8).
- 7.41 To further promote the use of sustainable modes of transport by residents, a Framework Travel Plan has been prepared by Eddisons in support of this application²⁰. Following the granting of planning permission a final Travel Plan will be provided to the Council for approval, this will be managed and secured by an appropriately worded planning condition.

²⁰ Appendix 3 (Framework Travel Plan), Transport Statement (April 2024) prepared by Eddisons

Access and Servicing

- 7.42 Pedestrian, cycle, and vehicle access to the Site will be provided via Hyde Grove.
- 7.43 The primary pedestrian access is to the south-west corner of the building, fronting Hyde Grove. It enters the reception / welcome area and social space. Secondary access is provided to the rear of the property off the courtyard. All access points will be accessible for all (UDP Policy DC7.1, CS Policy DM1, PfE Policy JP-S1).
- 7.44 Cycles will access the site via the gated entrance to the west of the property, which will be access controlled. Resident and visitor cycle parking is provided to the rear of the property.
- 7.45 The existing vehicle access will be retained and will provide access to a short stay vehicle bay / service area. This area is designed to be used during waste collection, for deliveries, as parking for maintenance contractors, and by emergency services²¹.
- 7.46 Further detail regarding the access arrangements for the building are provided in the accompanying plans and discussed further in the Transport Statement.

Parking

- 7.47 The proposed development is car free, except for the provision of two accessible parking spaces on Hyde Grove, directly adjacent to the entrance lobby. The principle of a car-free development has been supported by Manchester City Council's Highways Department during pre-application consultation.
- 7.48 During the beginning and end of the academic year, whilst the use of sustainable modes of transport will be encouraged, there is anticipated to be vehicles requiring access to the Site as residents move in / out of their accommodation. Residents will be able to book a time slot for parking at the property to unload their belongings. Drivers will then be directed towards long-stay parking in the local area, if required²².
- 7.49 Cycle parking is provided to the rear of the building, and all accessible from the shared courtyard. This includes six visitor spaces comprising Sheffield Stands. There will be a 100% provision, meaning every resident will have access to a cycle parking space. This will comprise 14no. spaces within a secure external bike store, and a further 76no. spaces provided internally within the ground floor of the building. This will include three Sheffield stands, and five enlarged spaces capable of

²¹ Appendix 2 (Swept Path Analyses), Transport Statement (April 2024) prepared by Eddisons

²² Student Management Plan (April 2024) prepared by Fresh

accommodating specialist bikes such as cargo bikes. The high accessibility of cycle parking will assist in encouraging residents to own and use a bike.

Refuse Collection

- 7.50 Refuse will be collected on-street via the Council's collection schedule. Bin Stores will be located off the shared courtyard area for ease of access by residents. On bin collection day, the building management team would relocate the bins to the back of the footway on Hyde Grove, ready for emptying by the refuse vehicle. The building management team would then return the bins once serviced.
- 7.51 The provision of double yellow lines to facilitate movements would be considered as part of a subsequent TRO application.

Heritage, Townscape, and Archaeology

Historic Development of the Site

- 7.52 The Site was undeveloped until the late 1800s. The construction of the Plymouth Grove Wesleyan Methodist Chapel, directly adjacent the Site to the west, was completed in 1879. This included a Sunday School which was located in the north-west corner of the Site (DBA Plate 5). The plans for a larger chapel building within the Site were approved in 1891, with construction completed in 1893. The new Chapel included a 140ft tower at the corner of Hyde Grove and Plymouth Grove. The former chapel was then labelled as in use as a Sunday School. It has been assessed that should any artefacts have been in site, that the construction of the significant foundations required for the Chapel would have disturbed or removed them from the Site.
- 7.53 Available evidence shows the larger Chapel building standing within the Site until 1982. However, it appears that somewhere between 1965 and 1982 the chapel fell into disrepair, as by 1982 the roof of the larger chapel had been removed. It is understood that during the 1980s the larger chapel was demolished, although some elements of the Chapel remain within the Site, this includes the gatepost of the church, and ornamental stones from the roof/tower (DBA Section 7.10).

Heritage Related Constraints

- 7.54 The Site is not within a Conservation Area and there are no designated heritage assets within the Site. The Site is adjacent to the former chapel building, which is deemed to be a non-designated heritage asset.
- 7.55 There are some Listed Buildings within the surrounding area. This includes the Grade II Listed Plymouth Grove Hotel, which is located approximately 80-metres north-north-west of the Site; the Court Nursing Home on Swinton Grove, a Grade II Listed Building, approximately 90-metres south-east from the Site; 'Mrs Gaskell's House' a Grade II* Listed Building, approximately 90-metres east-

south-east from the Site, and the Grade II Holy Trinity Armenian Apostolic Church and vicarage approximately 120m south-west of the Site.

Heritage Assessment

- 7.56 A heritage impact assessment has been undertaken to understand the impacts of the proposed development on the heritage assets identified above. The full detail of this assessment is provided in the accompanying Heritage Statement prepared by Stephen Levrant Heritage Architecture ('SLHA').
- 7.57 It has been assessed that the Proposed Development will result in a neutral impact on the Listed Buildings in the local area (listed above) and will result in a minor beneficial impact on the neighbouring former Sunday School building.
- 7.58 At present, the former Sunday School and existing Renshaw House are poorly related and connected. The existing building turns its back on the Sunday School, and they are connected by a low quality, utilitarian yard.
- 7.59 Notwithstanding the slight uplift in scale, it is considered that the proposed development will serve to reintegrate the former Sunday School into the streetscape of Hyde Grove, reinstate the historic building line and grain formerly embodied by the Wesleyan Methodist Chapel, and provide opportunities for a greater appreciation of its architectural and historical interest. The massing and detailed design of the scheme has responded to the historic building, whilst the enhanced landscaping and pedestrian realm around the periphery of the proposed development will improve the quality of the building's setting. The injection of new people into the Site will also naturally activate and enliven the setting of the former Sunday School. This results in a minor beneficial impact on the former Sunday School.
- 7.60 With regard to the Grade II* Listed Mrs Gaskell's House and the Grade II Listed Plymouth Grove Hotel, neutral impacts are identified owing to the fact that an experience of these assets and the ability to appreciate their architectural and historical significance will be unaffected by the proposed development. The proposed development is set back from the building line and stelled in form, aiding its integration into the streetscape and maintaining the historic building line of domestic properties with front gardens.
- 7.61 In the case of Court Nursing Home, Plymouth Lodge and the Holy Trinity Armenian Apostolic Church and Vicarage, all Grade II, it is considered that the Proposed Development will form an incidental addition to their setting, experienced peripherally and with no material impact on how their heritage significance is appreciated. As a result, the proposed development is assessed to have a neutral impact on all three of these assets.

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- 7.62 In summary, it has been concluded that the proposed development will not result in harm to the built historic environment (CS Policy EN3).

Archaeological Assessment

- 7.63 A Desk-Based Archaeological Assessment of the Site has been completed by Oxford Archaeology, and a copy of their report submitted as part of this Planning Application. It has been assessed that any remains of the former chapel, if present, are of negligible significance and therefore the impact of the development upon these remains is neutral (UDP Policy DC20.1).

Sustainability and Energy

- 7.64 Manchester City Council has set the target to become a zero-carbon city by 2038. To aid in achieving this goal, it is important to minimise carbon emissions throughout the lifetime of any new development.
- 7.65 The proposed development has been designed in accordance with the Energy Hierarchy and adopts a fabric first approach, maximising opportunities within the fabric of the building itself to reduce carbon emissions (CS Policy EN4; PfE Policy JP-S6). The building will be constructed in accordance with Building Regulations and will incorporate low energy solutions where possible, including low energy LED lighting throughout. Large windows are provided to bedrooms and communal spaces, maximising the provision of daylight and sunlight, and therefore reducing the need to use electric lighting throughout the year. Green roofs are also provided to aid in the management of surface water run-off and to increase levels of biodiversity within the Site (CS Policies EN6 and EN8).
- 7.66 To further reduce the demands of the proposed development on the National Grid, Air Source Heat Pumps (ASHP) and 124sqm of Solar Panels are to be installed on the roof of the building. The ASHP will supply hot water within the building.
- 7.67 As a result of the energy reduction and sustainability measures included within the proposed development, it will result in a 16.6% reduction in carbon emissions compared to the Part L 2013 Building Regulations and will also exceed the 2021 Part L Building Regulations. This is more than Manchester City Council's targets for new development (CS Policies DM1 and EN6; PfE Policies JP-P1 and JP-S2).
- 7.68 To achieve net zero carbon during operation, the development will be signed up to a 'Green Tarriff' whereby all the electricity used by the building will be 'matched' by renewable energy, bought by the energy supplier (PfE Policy JP-S2).

Ecology and Arboriculture

Ecology

- 7.69 There are no statutory or non-statutory designated sites within 1km of the Site. The Site is, however, located within the Impact Risk Zone of the Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), which is located approximately 5.8 km north-east of the Site. Rochdale Canal SAC is designated for its significant population of floating water plantain. Rochdale Canal SSSI is designated for its important habitats of emergent vegetation and submerged aquatic plants, which includes extensive colonies of floating water-plantain. It has been assessed that there will be no material impacts on either the SSSI or the SAC because of the proposed development²³ (CS Policy EN15).
- 7.70 Following a desk-based assessment and a site walkover (undertaken in November 2023), it has been determined that there are no protected amphibians, bats, badgers, hedgehogs, otter and water vole, reptiles, living within or near the Site. In addition, no invasive plant species were identified within the Site. Some common bird species, such as wood pigeon, magpie, robin, and blue tit, were identified during the site walkover.
- 7.71 However, the mixed scrub, hedgerows and treelines within the Site do provide some suitable habitats for local wildlife. Where possible, habitats and trees are being retained. Included in the proposed development is the planting of 15no. native trees, the provision of green roofs, and other native and biodiversity rich planting (CS Policy EN9). Further detail of the proposed soft landscaping features is provided in the accompanying Landscape Plans.
- 7.72 Prior to construction commencing, an additional site walkover will be completed to ensure no badgers or hedgehogs have created homes within the Site since the initial site walkover. Any further surveys required can be secured and managed by a suitably worded planning condition.

Biodiversity

- 7.73 It is a legislative and planning policy requirement for this development to provide at least a 10% net gain in biodiversity (Environment Act 2023, and PfE Policy JP-G8). Where possible, this should be provided on site.
- 7.74 The proposed development will result in the loss of the grassed amenity area. However, many of the existing trees will be retained and additional trees, hedgerows, and other planting provided within the Site, as well as the provision of biodiverse green roofs.

²³ Preliminary Ecological Appraisal prepared by E3P

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- 7.75 An assessment of the biodiversity net gain achievable by the proposed development has been completed by E3P, with their findings set out in the Biodiversity Metric Report submitted as part of this Application.
- 7.76 It has been assessed that, based on the proposed Landscaping Plans, that the proposed development could achieve a Biodiversity Net Gain of 83.94% in Habitat Units, and 36.30% in Hedgerow Units within the Site (CS Policy EN15, and PfE Policy JP-G8).
- 7.77 Additional enhancements, which are not captured within the Metric Calculation, could also be provided, including the creation of hibernacula for common amphibians; the provision of houses and commuting routes for hedgehogs; and the provision of bat and bird boxes (PfE Policy JP-G8), all of which could be managed and secured through an appropriately worded planning condition.

Arboriculture

- 7.78 The Site is bordered by trees and hedgerows to the north, east, and south. To accommodate the proposed development five trees will need to be removed, none of which are of high value²⁴. To mitigate this loss, a total of 15no. trees will be planted within the Site (PfE Policy JP-G7), all of which will be native species. This will include trees adjacent to Plymouth Grove, increasing the number of street trees (PfE Policy JP-G7). This will provide shade and cooling for residents, new habitats for local wildlife, and contribute to the net gain of biodiversity within the Site.
- 7.79 Further detail regarding the quality of the existing trees, those to be removed and provided within the Site, as well as the management and protection of those to be retained during the construction phase is available in the Tree Survey, the Arboricultural Impact Assessment, and the Arboricultural Method Statements prepared by James Royston Arboriculture which are submitted as part of this Application.
- 7.80 The exact details of the proposed trees will be provided post-determination as part of the detailed landscape arrangements. This will be secured and managed by a suitably worded planning condition.

Ground Conditions

UXO Assessment

- 7.81 It is understood that German Bombing took place in the local area during WWII. The evidence available suggests that the church which previously occupied the Site did not sustain any damage

²⁴ Tree Survey (Ref 231010) prepared by James Royston Arboricultural Consultant

from that bombing. As a result, no further UXO assessments are necessary as it is highly unlikely that any unexploded ordnances are present within the Site²⁵.

Risk Assessment

- 7.82 A Phase 1 (Desk-Based) Risk Assessment has been completed by Ground Projects. A copy of their report is submitted as part of this Application.
- 7.83 It is anticipated that the Site comprises made ground associated with the historic development of the Site. It has been assessed that overall contamination risks are considered low, with a moderate risk to construction workers from potential Made Ground associated with the historical development of the Site, and possible ground gas due to on and off site Made Ground.
- 7.84 It is recommended that a suite of testing and monitoring for ground gas be carried out at the Site for a generic quantitative risk assessment. In addition, a geotechnical assessment should also be carried out to inform the final detailed design of the building.
- 7.85 It is considered that these matters can be managed by a suitably worded planning condition requiring the undertaking of a Phase II Risk Assessment (CS Policy EN18).

Flood Risk and Drainage

- 7.86 The proposed development has been designed to ensure it appropriately manages flood risks within the Site, ensuring there are also no off-site flood risks, and that sufficient capacity is provided within the infrastructure provided to accommodate extreme rainfall / storm conditions and to be adaptable to climate change. The proposed development will connect into the existing sewer network within Hyde Grove.

Flood Risk

- 7.87 The Site is located within Flood Zone 1, and therefore has a low risk of flooding from rivers or the sea²⁶. The Site is also located in an area at low risk of flooding from surface water²⁷, groundwater, sewer flooding, tidal flooding, and reservoir flooding (CS Policy EN14).

²⁵ Stage 1 (desk-based) Preliminary Unexploded Ordnance ('UXO') Risk Assessment (April 2024) prepared by Brimstone

²⁶ Figure 6, Flood Risk Assessment (April 2024) prepared by Burrows Graham

²⁷ Figure 7, Flood Risk Assessment (April 2024) prepared by Burrows Graham

Drainage

- 7.88 As discussed above, the Site is at a low risk of flooding from surface water. In any case, a 50% run-off rate reduction for the Site is proposed, further reducing any flood risks from surface water (Policy EN17).
- 7.89 Due to the geology within the Site, it is not suitable for infiltration. The proposed Drainage Strategy includes the use of green roofs, permeable paving, attenuation, and flow control systems²⁸ (CS Policy EN14 and PfE Policy JP-P1). Any flows from the Site will then discharge into a combined sewer on Hyde Grove – the rate of discharge is to be agreed with United Utilities, as the operator of the utilities and sewer network in this area.
- 7.90 The proposed drainage strategy has been designed to ensure that there is no increased flood risk to the site or elsewhere in the local catchment for all storm events up to and including the 100-year storm plus 30% climate change event.
- 7.91 The provision of a detailed drainage strategy at Construction Stage will be managed and secured by an appropriately worded planning condition.

Foul Water

- 7.92 Foul water will outfall to the existing combined United Utilities sewer in Hyde Grove²⁹. The rate of discharge into the combined sewer is subject to agreement with United Utilities post-submission.

Broadband and Radio / TV

- 7.93 A full fibre internet connection can be made to the proposed development³⁰ (PfE Policies JP-C2, and JP-D1). This will ensure that the development will provide the necessary infrastructure for its future residents and is also future proofed to accommodate the changing demands of technology.
- 7.94 In addition, it has been assessed that there should be no interference to the reception of any television or radio broadcast platform to the proposed development³¹ (PfE Policy JP-D1).

²⁸ Sustainable Drainage Strategy (April 2024) prepared by Burrows Graham

²⁹ Section 4, Sustainable Drainage Strategy (April 2024) prepared by Burrows Graham

³⁰ Broadband Connectivity Assessment (May 2024) prepared by GTech Surveys

³¹ Television and Radio Impact Assessment (April 2024) prepared by GTech Surveys

Developer Contributions

- 7.95 Manchester City Council do not have an adopted Community Infrastructure Levy (CIL) Schedule, therefore this is no CIL liability associated with the scheme.
- 7.96 The proposed development may, however, be subject to Planning Obligations / Developer Contributions. Heads of Terms will be agreed with Council post-submission, with a draft S106 Agreement provided prior to determination. Following determination, a S106 will be agreed with all relevant parties (CS Policy PA1, and PfE Policy JP-D2).

8. PLANNING BALANCE AND CONCLUSION

- 8.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 Whilst the proposed development accords with the Local Development Plan as a whole, it is acknowledged that there is some conflict with policies regarding residential amenity, as access to levels of daylight at neighbouring properties will result in minor or moderate impacts to 33% of windows tested.
- 8.3 When weighing up the Proposals in the Planning Balance it is also necessary to consider the benefits of the scheme. The proposed development will provide the following economic, social, and environmental benefits:
- The redevelopment of brownfield land
 - Making a more efficient and effective use of the Site through an intensification of the existing Student Accommodation use, at a Site in proximity to the Oxford Road Corridor
 - Making a positive contribution to meeting an identified need for student accommodation within Manchester
 - Located in a highly sustainable location within walking distance of university campuses and with access to a range of services and facilities via walking, cycling, or public transport
 - A 100% provision of cycle parking
 - A building of high-quality design and materiality that positively responds to the surrounding context
 - Meeting climate change and carbon reduction targets through the provision of a sustainable, low carbon building, incorporating green roofs, solar panels, and air source heat pumps
 - Provision of new and improved green landscaped areas
 - An overall beneficial impact on local heritage assets
 - A 83.94% net gain in biodiversity, through the planting of native, species rich planting and as well as 15no. trees, and the provision of green roofs.
 - Provision of a safe and secure building which provides increased levels of natural surveillance, improving community safety

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- Creation of employment opportunities through the construction and operational phases of the development
 - Increased footfall within Ardwick, increasing expenditure at local shops, bars, cafes and services

8.4 All the above planning benefits weigh significantly in favour of the proposed development, therefore outweighing any perceived harm.

8.5 In summary, as demonstrated in this Statement, the proposed development accords with the relevant policies of the Development Plan when read as a whole and constitutes a sustainable form of development. Therefore, in accordance with the NPPF, it should be approved without delay.

A1. CONSULTATION FLYER

Share Your Views

As members of the community, we welcome your views on the proposals for new student accommodation on Hyde Grove in Ardwick.

Have your say by:

- Emailing: manchester@iceniprojects.com

OR

- Writing to us at:

Renshaw House
c/o Icen! Projects
WeWork Dalton Place
29 John Dalton Street
Manchester
M2 6FW

The Benefits

- The proposed scheme will provide numerous benefits, including:
- Purpose Built Student Accommodation (PBSA) helping to meet the acute need for this type of housing in Manchester
 - Providing student accommodation within walking distance of both the University of Manchester and Manchester Metropolitan University
 - Helping to free up housing across Manchester for families which is currently in use by students
 - A building of high-quality design and appearance
 - A highly energy efficient, low carbon building
 - Employing a local labour force and supporting a local SME business

HAVE YOUR SAY AND FIND OUT MORE

PLANNING PUBLIC CONSULTATION
FOR THE PROPOSED DEVELOPMENT
AT RENSHAW HOUSE,
HYDE GROVE



You are invited to provide your views, comments, and opinions on the proposed development for student accommodation at the site of Renshaw House on Hyde Grove, Manchester.

MIA JAMES
CONSTRUCTION & INTERIORS



The Proposals

Iceni Projects are working on behalf of Mia James Construction to prepare a planning application for a proposed new building to provide student accommodation on the Site of Renshaw House on Hyde Grove in Ardwick, Manchester.

The Site contains Renshaw House which is currently in use as student accommodation. There is also a parking and a grassed garden area. There are several trees around the edge of the site.

The proposals, which are being worked up by GWP Architecture, seek to demolish the existing buildings and to construct a three to six storey building. The top floor will be set back, reducing its visibility from street level. Visuals of the proposed building are provided within this flyer. The external design and chosen materials are of a high quality.

The building will provide apartments to accommodate around 90 students, although the internal floor layout is still under development. Future residents will have access to a common lounge area and social space on the ground floor, as well as an outdoor courtyard and garden area, and the building and external spaces will be maintained by an experienced student property management company.

The site is near both the University of Manchester and Manchester Metropolitan University, and Manchester City Centre is just over 1-mile away. There are also supermarkets, shops, parks, and other services and facilities nearby, meaning that residents would not need to use private vehicles to meet their everyday needs.

The Applicant

Mia James Construction are experienced property developers based in Stockport. They will be working with a Manchester-based Tier 2 or Tier 3 main contractor to deliver this project, with a commitment to employing local tradespeople.

The Consultation

The proposal is in the concept and design phase. Pre-application consultation has been held with Manchester City Council. The scheme has been revised to address the feedback received, this included the reducing the height of the building from seven to six storeys.

The purpose of the public consultation is to ensure that members of the local community can provide feedback on the design and the overall proposal, to help shape the development moving forward.

This feedback received will be reviewed by the project team as part of the planning and design process to ensure that the development balances the needs of the community, the environment, and future residents.

The Planning Application

The proposals will be submitted to Manchester City Council as part of a detailed planning application. The architect's plans will be supported by detailed technical assessments, setting out the necessary considerations for the Council when determining the application. These will address topics such as, ecology, highways, noise, and air quality, as well as the management and operation of the building and its residents.

Once the application has been submitted to and validated by the Council, all the application documents will be publicly available to view via the Council's Planning Portal. You will then be provided with a further opportunity to comment on the proposals.

2

SITE LOCATION



1 Site Location

2 University of Manchester

Journey time from the site:

- 6 minute walk
- 2 minute cycle

3 Manchester Metropolitan University

Journey time from the site:

- 16 minute walk
- 8 minute cycle

4 To City Centre

Journey time from the site:

- 17 minute cycle
- 19 minutes by bus

3