

MANCHESTER CITY COUNCIL

PLANNING AND HIGHWAYS

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

**on planning applications to be considered by
the Planning and Highways Committee**

at its meeting on 14 December 2023

This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 14 December 2023

Item No. 7

Application Number 138126/00/2023

Ward Fallowfield Ward

Description and Address

Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads.

University Of Manchester, Fallowfield Campus, Wilmslow Road, Manchester M14 6HD

1. Residents' comments

Further comments have been received from a resident, and further correspondence has been received from the Fallowfield Guardians.

Concern has been raised regarding the potential impacts on bat at the site. The significant construction work could have a detrimental impact on the site and roosting bats in surrounding areas. This could have consequences on their local populations and needs to be addressed in the decision making process.

The comments from the Fallowfield and Withington Community Guardians reflect the comments set out and considered within the printed report these are: they consider the proposals to be contrary to the Council's adopted policies including those relating to Purpose Built Student Accommodation (PBSA) H12, tall buildings policy EN2, and the creation of sustainable neighbourhoods (SP1, H6, and DM1); the proposals would not free up family homes; impacts on the residential community; would put pressure on services in the area; and, environmental problems including anti-social behaviour would continue to impact on the community. The submission also contains video footage of anti-social behaviour, and environmental problems which are attributed to students living in Fallowfield.

2. Director of Planning

The impact of the scheme on ecology and bats is set out clearly in the report. The Greater Manchester Ecology Unit have no objections on ecology grounds or impacts on bats. They recommend conditions in relation to bats.

The concerns of the Fallowfield and Withington Community Guardians are fully considered in the printed report.

Some minor word changes are required to conditions to reflect and clarify the likely phased nature of the development at the site and do not impact the overall nature and intent of those conditions set out within the printed report. Following further detail on the method of demolition works at Owens Tower an amendment is proposed to condition 6 to read:

6) As part of the submission of the first application for the approval of reserved matters a timescale for the submission of a scheme for the re-use of the 'Mitzi Cunliffe Relief' as identified within the Heritage, Townscape, Visual Impact Assessment received on the 15th September 2023 shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the agreed details.

The Director of Planning recommendation remains to **APPROVE** the application proposals.