

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136746/FO/2023

Date registered valid: 11 May 2023

Proposal: Erection of a three-storey extension to provide an additional 17 student bedrooms (sui generis) involving 2 x 1 bed studio flats, 1 x 3 bed cluster and 3 x 4 bed clusters) together with the provision of a bin store, bicycle store and amenity space; refurbishment and alterations to existing building, including internal reconfiguration, removal of stairs and the addition of rooflights and solar panels.

Address: Park Hall, Thurloe Street, Manchester, M14 5SG

Ward(s): Rusholme Ward

Applicant: Mr Vincent Muller, VSHF Developments Ltd

Agent (if any): Mr Will Aust, WA Architecture

Case officer: David Lawless
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Recommendation: Approve

Date of recommendation: 31 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 May 2023

Standard consultations:

Printed: 16 November 2023

Expired: 7 December 2023

Neighbour notifications

Printed: 16 November 2023

Expired: 7 December 2023

Site notice

Posted: 23 May 2023

Expired: 13 June 2023

Press advert

Published: 23 May 2023

Expired: 6 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a large, L shaped, part single, part three storey masonry building, with stone features to the principal elevation.

The building is currently in a state of dereliction with the basement level, street facing frontage, covered in graffiti.



View of the application site from Thurloe Street.

The host building is situated at the edge of the Victoria Park Conservation and was constructed as a Theological Institute associated with ecclesiastical developments in the area around that time c.1880.

With a classically detailed frontage in red brick with stone dressing the building makes an important and positive contribution to the character and special interest of the conservation area, despite its current, poor and deteriorating, condition.

The building is authorised for use as student bedrooms, consisting of a mixture of cluster flats and 1-bedroom studios, together with shared kitchens/living spaces, following retrospective planning permission being issued in 2007.

The remainder of the site, to the southwest, is a hard surfaced area, enclosed by metal railings. Vehicular access is gained through a gated entrance off Thurloe Street.

Listed building: Not applicable

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order: No

Description of area

The application site is bounded by Thurloe Street to the north, directly opposite St. Edward's RC Church and a neighbouring temple.

To the south, the site bounds Hamilton Lodge – a 3 storey flat development, whereas to the east, the site neighbours Xaverian College and residential properties along Crescent Road.

To the west, is a communal, pay and display car park, beyond which is the primary commercial frontage of Rusholme district centre, which extends north-south along Wilmslow Road.

The site is located in the Victoria Park Conservation Area, characterised in part by period buildings along tree lined roads. The area to the north, east and south is largely residential in nature, consisting of a mixture of dwellinghouses, flats and student halls of residences. To the east lies Rusholme district centre.

Description of development

Planning permission is sought for a new three-storey extension to the existing building, together with associated external alterations, following demolition of existing side extension of a later period, which currently houses a staircase.

The proposed extension is situated to the western corner of the site, adjacent to Thurloe Street, and comprises 3 stories incorporating a mansard roof. The extension forms a second phase of a project to provide a further 17 student bed spaces in the form of cluster flats and 1 bedroom studios. The first phase involves refurbishment of the building to form 51 student bedrooms related to a previous retrospective consent. Combined with the proposed extension subject to this application, a total of 68 bedrooms would result.

The existing stair core housed within a later side extension to the west of the existing building is proposed to be removed in order to facilitate the proposed new extension.

The proposal represents a revised scheme to that originally submitted, in response to the City Council's concerns relating to design and the number of bedrooms. This has culminated in a revised elevation design and a reduction in bedrooms from 31 to 17.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Cadent – No objection. An 'Informative' is advised with respect to Cadents' assets and the infrastructure the obligations of the applicant.

Highway Services – No objection subject to further information or condition relating to disability parking.

It appears however that there may be space to accommodate a vehicle if the need arises. Highways therefore offer no objection subject to the preparation of a proposal to provide disability parking if/when required. This could be agreed during the life of the application or dealt with via a condition.

The development will be a car free development and therefore no parking spaces will be provided. Given the nature and location of this development, this is deemed to be acceptable to Highways. It is accepted that any users accessing the site by car would utilise local pay-and-display provision or various external car parks spread across the wider network given the existing waiting restrictions covering the highways in the vicinity of the site.

A cycle store is proposed at the rear of the Phase 1 building. This cycle store provides space for 20 cycles, which is acceptable to Highways. It is requested that the cycle store usage is monitored as part of a Travel Plan and when necessary additional cycle parking provided.

The updated plan shows that there will no longer be access into the site for refuse / delivery vehicles. It is requested that details on the proposed bin collection point and refuse vehicle parking is provided.

A Student Move In / Move Out Strategy should be prepared for the development, The Strategy should detail arrival arrangements and move-in procedure at the beginning of term and the departure arrangements and move-out procedure at the end of term.

It is requested that a Travel Plan is in place for the development. The Travel Plan should include objectives, targets and indicators, management strategy, measures to encourage sustainable travel, marketing strategy and a monitoring and a draft action plan.

A construction management plan is required prior to any demolition or construction works commencing on the site which may impact on highway operations.

Environmental Health – Conditions are advised in respect of construction management, external equipment insulation, acoustic insulation, EV charging and waste management. A further condition is required in relation to the site investigation of ground conditions and a scheme for any identified remediation.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy H12 (Purpose Built Student Accommodation) states that the provision of new purpose built student accommodation will be supported where the development satisfied the criteria below:

- 1. Sites should be in close proximity to the University campuses or to a high frequency public transport route;*
- 2. 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;*
- 3. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes;*
- 4. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area;*
- 5. 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;

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

7. Consideration should be given to provision and management of waste disposal facilities;

8. 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; and,

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

Policy EC1 (Employment and Economic Growth in Manchester) looks to ensure priorities for economic growth, the Council will support significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections. Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

Policy EN1 'Design principles and strategic character areas' The proposal's considered to be a high quality scheme in terms of its design and appearance that would enhance the regeneration of the area.

Policy EN3 (Heritage) – states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy EN4 (Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development) concerns reducing CO₂ emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. The use of building materials with low embodied carbon in new development and refurbishment schemes is also sought.

Policy EN9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN14 (Flood Risk) – refers to flood risk and amongst other issues states that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of green infrastructure.

Policy EN16 (Air Quality) – states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN17 (Water Quality) states that developments should minimise surface water run-off and minimise ground contamination into the watercourse construction.

Policy EN18 (Contaminated Land and Ground Stability) - The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled.

In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Policy DC18.1 (Conservation Areas) – relates to development proposals within conservation areas and seeks to preserve and enhance the character of its Conservation Areas by considering the relationship of new structures to neighbouring buildings and spaces, the effect of changes to existing buildings and the desirability of retaining existing features. Consent to demolish a building within a Conservation Area will be granted only where it can be shown that is beyond repair, incapable of beneficial use or where its replacement would benefit the appearance or character of the area.

Policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Places for Everyone Plan - The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive committee, on the 4 October 2023, has now agreed the Main Modification and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Once the consultation has been complete, the representations received will be forwarded to the Examination team managing the Plan. The Inspectors will consider all the representations made on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning application in Manchester. The Plan and its policies must therefore be given considerable weight in the planning balance. The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs. Securing higher densities in the most accessible locations is identified as helping to maximise the ability of people to travel by walking, cycling and public transport and reduce the reliance on the car. The universities and knowledge economy, with a high concentration on the Oxford Road Corridor is identified as an internationally important location and asset.

Manchester City Council Report for Resolution - Executive: Purpose Built Student Accommodation Manchester (December 2020)

This report acknowledges the significant economic contribution students make to Manchester whilst they live and study in the city. It also recognises the development of assets within the Oxford Road Corridor area is vital to capture the commercial potential of research and innovation and help to realise the economic potential of the Corridor.

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

Executive Report (31 May 2023) - Purpose Built Student Accommodation in Manchester. The report addressed issues that have arisen since the December 2020 report and established a pipeline of schemes to address a projected shortfall of accommodation up to 2030. It recognised that there is a shortage of PBSA in Manchester and that demand for PBSA could be between 5440 bed spaces (representing 1% growth per annum) and 11320 (2% growth per annum) up to 2030 with the actual demand based on a number of factors including the growth of the Universities, Government policy (tuition fees) and global factors. Demand needs to be reviewed regularly but 750 new spaces are expected to be required per annum up to 2030. The report addressed the Inspectors findings at the recent appeal at Deansgate South around the need for the Council to establish, monitor and manage a pipeline of scheme in order to demonstrate that demand for PBSA can be met in appropriate locations. The report identified a pipeline of sites that could be used for PBSA including those within the estate plans of the University of Manchester and Manchester Metropolitan University. The report stated that should there be sufficient opportunity, there would be no obvious need to significantly depart from Policy H12 which has largely been effective in managing the supply of PBSA.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 4, 5, 11, 12 and 16 are considered relevant to the consideration of this application.

Other legislative requirements

-Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning History

080969/FU/2006/N2

Retrospective change of use from nursing home to student accommodation, (total 56 no. single study bedrooms). Provision of 6 no. car parking spaces. *Approved 16 May 2007.*

023560

CITY COUNCIL DEVELOPMENT Construction of fire escape stairs to aged persons development. *Approved 21 February 1985.*

Issues

Principle

The proposed development would make efficient use of a previously developed site for an established use at this site. This site is situated within a highly sustainable location close to the main Manchester University campuses, within walking distance of Rusholme district centre and all the amenities this offers.

The proposal would regenerate a site and building in a poor condition and facilitate the reuse of a vacant building and non-listed heritage asset, in a manner that would maintain the character and appearance of the Victoria Park Conservation area.

The scheme would deliver economic, social and environmental benefits including job creation during construction, spending in the local economy by student occupiers and could provide a catalyst for further regeneration in the area. The proposal would also contribute to the supply of much needed purpose-built student accommodation and bring an empty building back into effective use, upgrading the appearance of the site and street-scene.

On this basis, the proposal is considered to accord with policy and guidance.

Specific planning issues, including the acceptability of purpose-built student accommodation is considered below.

Principle of Purpose-Built Student Accommodation (PBSA)

Policy H12 of the Core Strategy is the main development plan policy for PBSA.

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

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

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

The proposal meets the policy criteria contained within policy H12 and as such, the principle of an increase in student accommodation on the site can be supported.

Taking each of the 10 criteria in turn, the following commentary and assessment is provided:

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

The site is close to the university campuses and an approximate 14 minute walk to the nearest university buildings. The site is a short distance from Oxford Road which links the site with the universities and which accommodates a number of high frequency bus services to the universities and beyond.

2) The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN5. An Energy Standards Statement states that the total carbon reduction calculated for the new build elements is approximately 19% over current building regulations, when compared against the current 2013 Part L. It is expected that energy demands and CO2 emissions will be significantly reduced compared to its previous use.

The site lies outside of the southern extent to the Oxford Road Corridor and the Regional Centre, so this part of policy H12 does not apply. However, the proposed extension is anticipated to exceed the standards laid down by Part L2a, 2022. A condition requiring an Environmental Standards statement to demonstrate this has been included.

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

The proposal is comparable in scale to both the buildings on the site and surrounding buildings, some of which are of a greater scale. The site is close to Rusholme district centre where there is a range of retail, food and drink and other commercial uses.

The location is sustainable and accessible and would be marketed as car free. Given the location and proximity to public transport, the proposal would not lead to an increase in on-street parking.

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

The proposed development would bring back into use vacant student accommodation.

The proposal would regenerate a brownfield site which could further deteriorate and through sensitive refurbishment and extension, would introduce a high-quality development. The proposal would contribute to the improvements to the overall appearance of the Victoria Park Conservation Area, as well as introducing activity and vibrancy which is currently lacking due to vacancy and neglected condition of the site.

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

The refurbishment and extension of the existing building would bring back activity to the immediate area and offer passive surveillance from the street frontage and the internal courtyard area formed by the extension. All entrances are in prominent locations, and the cycle shelters are to be securely enclosed and gated to prevent unauthorised access.

A condition has been included which will require security enhancements to be incorporated i.e external lighting and CCTV.

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

The site layout, design, scale and appearance is considered acceptable.

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

The proposal involves the re-use of vacant non-designated heritage asset which is of heritage value within the Victoria Park Conservation Area. The host building is in urgent need of repair and restoration, given its age, lack of investment and period of vacancy. The building would be reused, extended and refurbished in a manner that respects its status, representing heritage enhancement.

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

A Waste Management Strategy provides details of the number of receptacles and recycling arrangements and details of on-site management and collection. A condition requiring further details, including collection arrangements, is included.

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

A significant material consideration is an interim local policy approach to PBSA endorsed by the Executive Committee of Manchester City Council in December 2023.

The proposal would contribute to the pipeline of PBSA and address need identified in the May 2023 Executive report.

Manchester has seen a relatively low level of investment in new PBSA compared to other cities, as a result of the careful management of the pipeline through Policy H12.

This has been reflected in the high levels of students living in mainstream housing and the high take up of places in the new PBSA accommodation. There is therefore scope to provide additional PBSA, provided it is of the right quality, price and in the right locations, without leading to a high number of voids.

Based on the findings of the Executive report and recent appeal decisions for PBSA in Manchester, it is clear that there is a latent demand for further student accommodation in the city.

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

The applicant is considered to have a proven track record of successfully delivering the highest quality PBSA schemes in a range of locations across the UK.

In summary, it is considered that the principle of development for this proposal is acceptable and complies with the criteria of policy H12 of the Core Strategy.

Heritage Impact

There is a need to have special regard to the desirability of preserving the character of conservation areas as outlined within Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 which requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of designated areas. This is supported by policies EN3 and DC18.1 of the Core Strategy, along with Section 16 of the NPPF, which underline the need for due consideration to be given to the impact of new developments on heritage assets.

Paragraph 194 of the NPPF states that:

'In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, the level of detail should be proportionate to the asset's importance'.

Paragraph 203 states: *'in determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness’.

Paragraph 208 advises that:

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

Paragraph 209 states that proposal should consider:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage assets’.

Paragraph 212 further states:

‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

The site is in the Victoria Park Conservation Area. None of the buildings on site are listed and there are no listed buildings situated within immediate proximity that would be directly affected by the proposal.

The site can be considered however to be a non-designated heritage, due to its architectural and social significance and its contribution to the character and appearance of the conservation area.

The proposal seeks to retain and refurbish the existing building. To facilitate and enable this and wider site enhancements, a proposed extension is proposed.

The proposed extension is considered to respond effectively and sympathetically to the immediate context through the use of architectural design and the use of materials that reflect existing building. The scale and mass of the proposed extension would be appropriate in heritage terms, providing a balance between visual impact and viability in order to ensure the holistic refurbishment and redevelopment of the site.

This stair core proposed to be demolished is a later addition and not an original feature. It does not make a positive contribution to the aesthetic of the building or that of the conservation area.

The proposed materials, detailing and fenestration of the proposed extension has been designed to respond to the proportions and detailing of the host building, but in a more contemporary manner to provide an effective contrast between new and old.

The extension would be linked to the host building with an element that steps back from the elevation in place of the later extension and is enveloped in metal standing seam cladding,

which rises over the roof to form the mansard on the third floor. The extension would appear as subservient addition to the host building in terms of its scale and form.

The proposal would replace neutral and partially detrimental components on the site, with a building that responds positively to its surroundings. Following closure, the site has fallen into a state of disrepair and now contributes to a sense of disuse and disrepair along the southern side of Thurloe Street.

The proposed development represents enabling investment to facilitate the refurbishment of the original building on site and would prevent further deterioration.

Considerable weight that must be given to preserving or enhancing the character of the conservation area, as set out in within Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

In this instance, it is considered that on balance and when weighed against the public benefits arising from the reuse and refurbishment of the vacant existing heritage building on site, any perceived impact is of a less than substantial nature which can be sustained in this location.

The proposal would therefore enhance the character of the conservation area and the significance of the non-designated heritage assets on site, according with the aforementioned policies and relevant guidance contained within the NPPF.

Site Layout

At present the site curtilage comprises rough hardstanding and scrub vegetation around the site perimeter. Combined with the current condition of the existing building, site present a feeling of dereliction.

The proposed layout would see the creation of a courtyard for communal amenity spaces and incorporate soft landscaping. A condition has been included which requires further details of the landscaping specification. It is believed that given the size and constraints of the site, the proposed external works would uplift the appearance of the site and represents an appropriate balance between outside space and built form. On this basis, the site layout is considered satisfactory.

Landscaping and Trees

There are no trees on site that would be affected by the proposed development.

The site largely comprises hardstanding. A more detailed landscaping scheme, as required by an attached condition, would offer an upgrade to the current site condition and on this basis, is considered acceptable.

Design, Scale and Appearance

In comparison to the host building, the proposed side extension is 3 storeys in scale, representing an addition that is of an appropriate size and scale, providing a necessary degree of subservience. The floor-to-floor heights are lower than that of the existing building, meaning a lower ridge height, incorporating a mansard roof to provide effective assimilation to the existing fabric.

The extension is linked to the host building with an element that steps back from the elevation, with a flat roof which attaches just beneath the eaves of the existing. A change in materials

provides a clear distinction between built forms to provide a good contrast between original and proposed.



In terms of materials, the proposed development would use a limited palette. The extension would consist of red bricks to the main core to match the host building, with projecting brickwork to help to tie the extension in with the host building. Grey cladding would envelope the link and mansard roof, reflecting the colouration of the original roof and to add contrast and visual separation between the existing and new elements.

The revised design allows for an elevational grid across the main core of the building. The division arising from the link, serves to break up the massing and provide subservience. The rationalised design allows for an ordered, grid arrangement, with the top of the core aligning with the breaks between floors of the existing building. The projecting masonry core adds depth to the elevations and would allow for increased articulation, light and shadow.

It is considered that the resultant development is of an appropriate scale and mass and would achieve a cohesive, high-quality design which would rationalise the existing space and improve the character of the street-scene and local area. As such, the design, scale and appearance of the proposed extension is considered acceptable.

Impact to the Highway

The development would be largely car free, with the exception of delivery and emergency vehicles and the inclusion of a single accessible parking spaces as required by an attached condition, as well as a new cycle store for occupants.

The site is located in a highly accessible location close to the universities and a short walk from high frequency bus routes along Wilmslow Road, which links the site to the universities, city centre, airport and beyond. It would not cause any significantly harmful impact to the highway as a consequence of vehicle movements, parking demand or to highway safety.

A 'move in / move out' strategy is required by an attached condition to ensure the appropriate timetabling off drop off/pick up arrangements when students move in and out of the accommodation.

As was previously the case, waste collection would take place from Thurloe Street and would therefore maintain the current situation. Highway Services are satisfied with this arrangement.

Residential Amenity

Given the site's edge of centre location, the existing authorised use of the existing building for student accommodation and the mixed use character of the immediate area, including residential flats to the rear (south), the introduction of an extension with a modest increase in student bedrooms is considered unlikely to have any significant, detrimental impact to the nearest residential occupiers due to existing background noise levels and levels of activity.

Noise and disturbance

The existing building is authorised for student accommodation and therefore the use is established. Whilst there would be increase in student occupants, it is considered that given the nature of neighbouring land uses, the proximity of the site to the Oxford Road corridor and Rusholme district centre, coupled with the prevalence of student accommodation in area, the proposal would not give rise to any significantly harmful impacts in terms of activity levels and associated noise and disturbance.

Appropriate conditions have been included to ensure that plant equipment will meet the Council's noise criteria and that the extension is appropriately acoustically insulated. If this can be demonstrated, it is not anticipated that existing background noise levels would be unduly affected.

Overlooking and privacy levels

The proposal provides sufficient spacing between neighbouring buildings to maintain a similar interface distance and windows positioning between the proposed elements and that of the neighbouring buildings. Whilst the extension would create a structure closer to the western boundary, this elevation does not contain any windows and faces a pay and display car park. It is not therefore considered that the distance between habitable windows or the proximity of the building to common boundaries would give rise to harmful overlooking, over-dominance or any subsequent loss of privacy.

Air Quality

With the exception of a single accessible parking space (required by an attached condition), the proposed development is intended car free and would only generate only a small amount of additional traffic on the local road network.

Any impact during construction would be limited and temporary in duration. Mitigation measures would be implemented to reduce dust emissions and through the use of good practice control measures via the implementation of a Demolition/Construction Management Plan. On this basis, air quality factors are not considered a constraint to development of the site.

Flood Risk/Surface Water Drainage

The site is located within Flood Zone 1, where a low risk of flooding is anticipated (indicating an annual probability of fluvial flooding of less than 1 in 1,000).

A Flood Risk Assessment and Outline Drainage Strategy has been considered by the City Council's Flood Risk Management Team who advise that conditions should be included which require the submission of further design details and details of a clear adoption policy to ensure effective management and maintenance of the scheme thereafter. If these measures are successfully implemented, the strategy is in principle considered acceptable.

Waste Management

The site would incorporate a refuse storage area to the rear of the building. Collection would take place from the highway. Whilst the principle of the arrangement is considered acceptable, condition has been included which requires further details of capacity and recycling arrangements.

Construction Management

To make sure construction/demolition is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part the city, a condition is included which requires the submission and approval of a construction management/demolition plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

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

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

Drawing referenced 02 (location plan) received by the City Council as Local Planning Authority on 14 April 2023, drawing referenced 30 (bin and cycle store elevations, received by the City Council as Local Planning Authority on 11 May 2023, drawings referenced 15/B (Proposed Ground Floor Plan), 16/B (Proposed Basement and First Floor Plan), 17/B (Proposed Second and Third Floor Plan), received by the City Council as Local Planning Authority on 10 November 2023 and drawing referenced 20/D (proposed elevations), received by the City Council as Local Planning Authority on 9 January 2024.

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

3) Prior to the commencement of above ground development (excluding demolition), all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, vents, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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

4) Prior to above ground works commencing, full details of the proposed window design of the development hereby approved (including section drawings), shall be submitted to and approved in writing by the City Council as Local Planning Authority. Details shall include the design and materials to be used on the capping, window frames, spandrel panels, decorative panels and soffits. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning authority, in the interests of the visual amenity, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

5) Prior to the commencement of demolition/development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;

- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The development shall only be implemented in accordance with the agreed measures.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

7) Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To cater for the uplift in waste generated and in the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

8) With the exception of necessary demolition before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the City Council as Local Planning Authority requires further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

9) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

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

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

10) The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

11) Notwithstanding details submitted, prior to commencement of development (excluding demolition) a scheme for surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

- A finalised drainage layout showing all components, outfalls, levels and connectivity , including connectivity to the public sewer and compliance with easements where applicable;

- Hydraulic calculation of the proposed drainage system consistent with the finalised drainage layout; including evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland

flow routes with regards to the properties on site and adjacent properties off site.

-Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

12) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

13) Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

14) Notwithstanding the details submitted, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme (including replacement tree planting) has been submitted to and approved in writing by the City Council as Local Planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

15) The development hereby approved shall not be occupied until there has been submitted to and approved in writing by the City Council as Local Planning authority a plan indicating the positions, design, materials and type of any new boundary treatment to be erected. The boundary treatment shall be completed before the development hereby approved is occupied and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the

site is located in order to comply with policies SP1, EN3 and DM1 of the Manchester Core Strategy.

16) The development hereby approved shall include a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of each phase (save for the enabling works phase), full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of each phase and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy.

17) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on drawings referenced 30 and 15/b received by the City Council as Local Planning Authority on 11 May 2023 and 10 November 2023 respectively. The approved space and facilities shall then be retained and permanently reserved for bicycle parking so long as the use is in operation.

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

19) Prior to the first occupation of the development hereby approved, a moving in and out management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of managing the impact of the development on the car parking area and local highway network during moving in and out periods of activity pursuant to policies T2 and DM1 of the Manchester Core Strategy.

20) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme, including any necessary mitigation, shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken

throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

21) a) The building hereby approved shall be acoustically insulated and treated to limit the break-in/break-out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences.

b) Prior to occupation of the building hereby approved a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

22) A detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the extension hereby approved. In this condition a Travel Plan means a document which includes:

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

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

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

23) Prior to first occupation of the development hereby approved, details of an accessible parking bay shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The parking bay shall be surfaced, demarcated and made available for use prior to

the development hereby approved being occupied. The parking spaces shall be available for use at all times whilst the development is occupied

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

24) The development hereby approved shall be used as purpose-built student accommodation only (sui generis) and for no other purpose (including serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights)

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

Informatives

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

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

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

Appendix 1 – List of consultees & neighbours notified

Cadent Gas Ltd
Highway Services
Environmental Health
Heritage & Urban Design
Rusholme, Fallowfield & Moss Side Civic Society
Rusholme, Fallowfield & Moss Side Civic Society
Environmental Health
Highway Services
Heritage & Urban Design
Cadent Gas Ltd

6 Crescent Range, Manchester, M14 5RW
Flat At, Xaverian College, Lower Park Road, Manchester, M14 5RB
135 Wilmslow Road, Manchester, M14 5AW
135A Wilmslow Road, Manchester, M14 5AW
4 Crescent Range, Manchester, M14 5RW
Church And Community Hall, Thurloe Street, Manchester, M14 5SG
St Edwards Presbytery, 13 Thurloe Street, Manchester, M14 5SG
139 Wilmslow Road, Manchester, M14 5AW
Ground Floor, 155 - 157 Wilmslow Road, Manchester, M14 5AP
Hamilton Lodge, Park Crescent, Manchester, M14 5QU
159 Wilmslow Road, Manchester, M14 5AP
Xaverian College, Lower Park Road, Manchester, M14 5RB
Flat 3, Rear Of 159 Wilmslow Road, Park Crescent, Manchester, M14 5DU
Flat 1, Rear Of 159 Wilmslow Road, Park Crescent, Manchester, M14 5DU
Flat 2, Rear Of 159 Wilmslow Road, Park Crescent, Manchester, M14 5DU
Flat 216, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 210, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 115, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 112, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 109, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 106, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 18, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 20, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
2 Crescent Range, Manchester, M14 5RW
155 - 157 Wilmslow Road, Manchester, M14 5AP
Flat 215, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 214, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 17, Park Hall, Thurloe Street, Manchester, M14 5SG
137 Wilmslow Road, Manchester, M14 5AW
145 - 153 Wilmslow Road, Manchester, M14 5AW
Flat 209, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 211, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 212, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 213, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 15, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 17, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 22, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 13, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 10, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 9, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 1, Hamilton Lodge, Park Crescent, Manchester, M14 5QU

Flat 4, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 6, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 21, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 16, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 12, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 19, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 11, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 23, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 24, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 14, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 5, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 2, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 3, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 8, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 7, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
131 - 133 Wilmslow Road, Manchester, M14 5AW
Flat 18, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 206, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 205, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 204, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 113, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 100, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 1, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 203, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 117, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 105, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 8, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 4, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 10, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 202, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 200, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 3, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 16, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 15, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 9, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 5, Park Hall, Thurloe Street, Manchester, M14 5SG
141 - 143 Wilmslow Road, Manchester, M14 5AW
Flat 201, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 114, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 108, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 103, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 14, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 12, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 7, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 208, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 104, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 102, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 101, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 2, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 116, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 110, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 111, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 107, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 207, Park Hall, Thurloe Street, Manchester, M14 5SG

Flat 6, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 11, Park Hall, Thurloe Street, Manchester, M14 5SG
129 Wilmslow Road, Manchester, M14 5AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Victoria Park Conservation Area 1972
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA