

Charles Street

Neighbour Interface Statement



Introduction

- 1.1 This Neighbour Interface Statement (NIS) has been prepared in support of an application submitted on behalf of Jadebricks (Charles Street) Ltd ('the applicant' / Jadebricks) for full planning permission for:

“Full planning permission for the erection of 15-storey purpose-built student accommodation building, including site preparation works, works over the public highway and associated works.”

- 1.2 This NIS summarises the approach taken to ensure that the proposed development secures benefits and avoids or minimises impacts on neighbouring occupiers (including businesses and residents). This is to be achieved through a combination of:

- Ongoing communication and liaison with particular occupiers (which is expected to continue post-submission of the planning application and through to completion of the development).
- Aspects of the design.
- Controls and safeguards to be put in place.

- 1.3 Consideration has been given to the potential effects arising during both the construction and operational phases.

- 1.4 This Statement draws on and cross-references information contained elsewhere within the planning application as relevant, principally:

- Planning and Tall Building Statement (PTBS) prepared by Turley
- Design and Access Statement (DAS) prepared by SimpsonHaugh
- Statement of Community Engagement (SCE) prepared by Turley Strategic Communications
- Construction Noise and Vibration Assessment (CNVA) prepared by Hann Tucker
- Daylight, Sunlight and Overshadowing Assessment (DSOA) prepared by GIA
- Wind Microclimate Assessment (WMA) prepared by GIA
- Air Quality Assessment (AQA) prepared by Miller Goodall
- Townscape and Visual Impact Assessment (TVIA) prepared by Turley TVIA
- Construction Environmental Management Plan (CEMP) prepared by Domis

Background

- 1.5 This section provides relevant background in considering the matter of the interface of the scheme with the neighbouring occupiers.

The Developer and Operator

- 1.6 Jadebricks is a privately owned developer/investor based in Manchester city centre and has experience of delivering major developments,. In Manchester it has secured planning permission for a new aparthotel on Oldham Street earlier in 2023. It will develop and retain ownership of the development once complete.
- 1.7 It therefore has a long-term interest in the site and a local reputation for delivering quality schemes but importantly making every effort to maintain good relations with existing occupiers.
- 1.8 Discussions are ongoing between Jadebricks and potential operators of the development but the selected operator will be an established and experienced PBSA operator.

Contractor

- 1.9 The development will be delivered by Domis, a highly experienced contractor which is very familiar with building on constrained city centre sites. Domis will develop and implement a stakeholder communications plan and will seek Considerate Constructors accreditation for the scheme.

Consultation

- 1.10 The proposed development has been subject to extensive pre-application engagement. Full details are provided in the SCE, and a summary provided at Section 3 of the PTBS.
- 1.11 The applicant has carried out a range of consultation exercises prior to submission of the application with the following:
- Deansgate ward councillors (Cllrs McCaul and Johns);
 - Local businesses, including extensive one-to-one engagement with Paintpots Nursery, the Maldron Hotel and the owner of the existing MOT garage to the rear; and
 - Local residents.
- 1.1 Efforts have also been made to engage with Network Rail due to the proximity of the viaduct. Whilst no dialogue has taken place so far the project team will endeavour to liaise following the submission of the application.
- 1.2 To ensure all relevant stakeholders and local residents had the opportunity to view the proposed plans and provide feedback on the scheme, a variety of engagement methods were used. The themes that emerged through the consultation process as relevant to this Statement are:
- **Design** – consultees were concerned about the impact of the building’s height on sunlight and visibility of adjacent properties.
 - **Community** – there was a concern regarding the impact the development would have on the neighbouring nursery and a desire to understand how the building would enhance safety and security in the area in light of increased student numbers.

- **Management and operation** – further detail was sought on the amenities that would be on offer to student residents and how noise, litter, crime and anti-social behaviour would be managed once the site was operational.
- **Construction** – assurance on the mitigation measures being put in place to manage the impact on noise and dust levels, the impact on vehicular movements and road access and access to York Street during construction and operation.

1.3 Analysis of all of the feedback received is presented in the SCE.

1.4 An overview of the approach to be taken in relation to these matters and others considered and assessed through the planning application is provided below.

Approach to be taken in relation to Construction Phase

Summary of Assessment of Construction Phase Effects

1.12 The assessments submitted with the application consider potential construction phase effects in relation to noise and vibration and air quality (and other aspects unrelated to effects on occupiers, such as ecology). They conclude that, subject to appropriate mitigation measures (which will be secured by condition), no unacceptable impacts will arise.

Mitigation and Controls

1.13 As a major development within a densely developed city centre there will be some effects arising from the proposed development which is simply unavoidable. Development of most non-domestic scales would have similar effects on this site. This is an unfortunate side-effect of delivering development in confined areas. These effects can be managed and minimised however, using tried and tested forms of mitigation.

1.14 The mitigation measures to be applied during the construction phase are provided in the CEMP and are designed to minimise or avoid effects associated with noise, dust, lighting and contamination. The CEMP incorporates a mix of standard measures and more tailored ones reflecting the feedback received during the engagement process and the site-specific relationships with existing occupiers.

1.15 The involvement of a contractor prior to the submission of the planning application enables a detailed CEMP to be provided as part of the planning application and therefore publicly available prior to the granting of planning permission, rather than being submitted pursuant to a planning condition afterwards.

1.16 The CEMP will be subject to a review the MCC Environmental Health Officer (EHO) as part of the consideration of the planning application and development will be required to be carried out in full accordance with the CEMP (updated as necessary to reflect the comments of the EHO).

1.17 A Logistics Strategy has also been prepared. An extract is provided below. This demonstrates that the site hoarding does not encroach on any other properties. Whilst part of the highway footway will be within the construction site boundary, a 1.8m width footway route will be retained along Charles Street at all times.

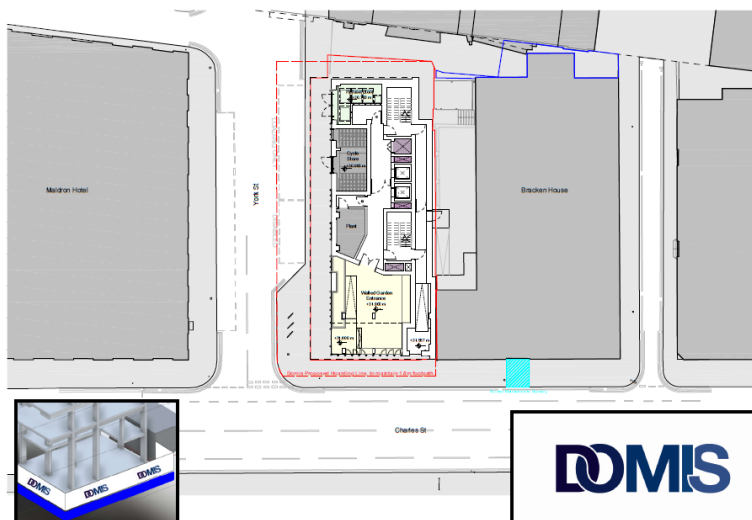


Figure 1 : Extract from Logistics Strategy

Communication

- 1.18 The CEMP will include measures so that occupiers or members of the public have access to the contact details of the site supervisor. As noted above, Jadebricks will also continue dialogue with neighbouring occupiers post-submission of the application and consider feedback received.

Access to and visibility of existing business

- 1.19 The proposed development will not require involve any closure of the carriageway of York Street or Charles Street (either partial or full); though some loss of parking on York Street and a narrowing of the footway on the northern side of Charles Street are required for a temporary period. Access to the MOT garage to the rear, the Maldron Hotel (including its servicing area which is located on Mallard Street) and the service area of the Kimpton Hotel) will be unaffected.
- 1.20 Jadebricks will liaise with Paintpots Nursery regarding access to its premises for the duration of the construction period.

Operational Phase

Summary of Assessment of Operational Phase Effects

- 1.21 The assessments referenced above in relation to construction phase effects also consider the potential operational phase effects. They conclude that, subject to appropriate identified mitigation measures (which will be secured by condition), no unacceptable impacts will arise in relation to:
- Air Quality – the development will not include any sources of emissions.
 - Daylight, sunlight and overshadowing - all residential receptors assessed will experience some loss of daylight and sunlight, whilst the west-facing apartments in Bracken House would experience the greatest extent. All losses are considered to be within acceptable limits in a densely development urban context, where significant redevelopment is encouraged by all levels of planning policy and by MCC strategies. As the existing outdoor nursery space does not meet relevant criteria for assessing

overshadowing, the proposed development will not cause a conflict with the relevant criteria for overshadowing.

- Noise and vibration – the building fabric will attenuate noise breakout to acceptable levels and plant will be capable of avoiding noise impacts by remaining within specified noise limits. No sources of vibration are included within the operational development.
- Visual amenity – whilst there will be some adverse impact on the visual amenity of the residential occupiers of Bracken House they must be considered in the city centre context as noted above. This inevitably means that there are some impacts but they have been mitigated through the design process and kept to acceptable levels given the context.

Business premises are not regarded as sensitive receptors in visual amenity terms so the effects have not been assessed. However, the same comments about the urban context apply. In addition, further measures are included within the scheme to provide specific benefits to the nursery, with the mural area included at ground floor level, facing the nursery's outdoor space (see indicative image further below).

- Wind microclimate - the proposed development will not result in any exceedances of wind speed in relation to comfort (relative to the intended use of spaces in the vicinity of the site) or safety.

Operational Controls

1.22 The proposed development is residential in nature and will not, therefore give rise to nuisance or disturbance in its own right. However, it is common practice that PBSA developments are subject to appropriate management to ensure the welfare of students and to minimise the potential for disturbance to neighbouring occupiers. This is usually in the form of a Student Management Plan / Strategy that is a condition of the planning permission to be prepared and implemented by the operator. The Student Management Plan / Strategy is expected to deal with the following matters:

- Arrangements for staffing including on-site staff and their areas of responsibility
- Times that the reception desk will be manned and out of hours contact information (if not 24 hours)
- Tenancy management, agreements and handbook / resident information
- Management of post and deliveries
- Wellbeing and pastoral care
- Security and complaints procedure
- Health and Safety

1.23 The operator will also be responsible for implementing the Waste Management Strategy, also expected to be a conditional requirement, to ensure the proper management of waste thus avoiding associated nuisance.

- 1.24 A Travel Plan, based on the Framework Travel Plan will also be put in place, with the operator being responsible for overseeing reporting and monitoring, through the appointment of a dedication Travel Plan Coordinator (usually a member of staff). This will ensure that appropriate measures are in place (and updated periodically) to minimise car use by staff and residents.

Access to and visibility of existing business

- 1.25 The proposed development includes a new entrance for Paintpots Nursery from Charles Street. It will replace the existing entrance which is recessed from Charles Street, requiring staff, visitors and customer to use an unlit passageway with no overlooking from the nursery. The new entrance will be security controlled at the Charles Street frontage. The existing and proposed entrances are shown below.
- 1.26 Dedicated signage is expected to be provided for the nursery above the new entrance, contributing to its increased visibility and profile.



Figure 2: Images showing existing and proposed entrance to Paintpots Nursery

- 1.27 A Disability Discrimination Act (DDA) compliant access ramp will be provided to enable access to the nursery's outdoor area. Jadebricks will continue to liaise with the nursery regarding this aspect of the scheme.

- 1.28 By improving the Charles Street frontage and the pedestrian and cycle environment at street level and bringing additional student population to the site, the proposed development offers the potential to increase the footfall within this part of the city centre to the benefit of local businesses.

Additional Measures

Part of the eastern elevation at ground level, adjacent to the nursery's outdoor space, is to be available for an art installation. A condition will be imposed requiring details of how this is to be taken forward but it is expected that Jadebricks will liaise with the nursery to ensure that its children are involved in the design and/or installation.

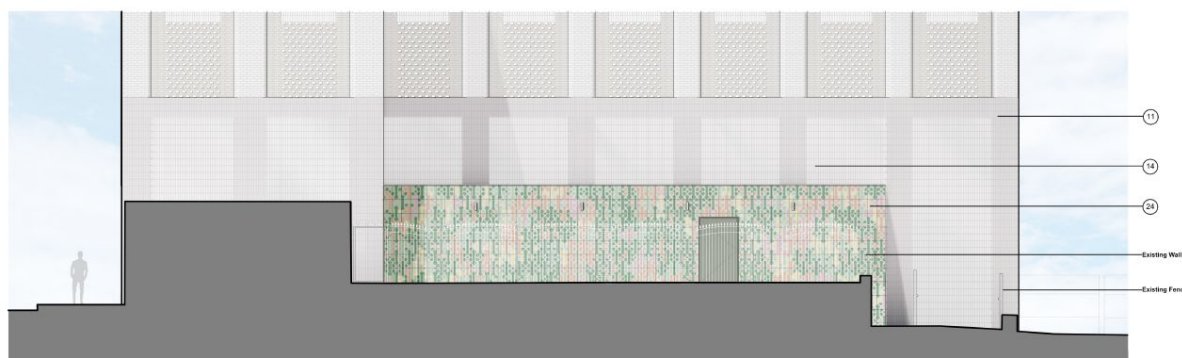


Figure 3 : Extract of plan indicatively showing mural on eastern elevation

Summary and Conclusions

- 1.29 This NIS has been prepared in support of an application submitted on behalf of Jadebricks for full planning permission for:
- “Full planning permission for the erection of 15-storey purpose-built student accommodation building, including site preparation works, works over the public highway and associated works.”***
- 1.30 This NIS demonstrates that a high level of regard has been given to minimising the effects of the development on neighbouring occupiers through:
- Ongoing communication and liaison which is expected to continue through to completion of the development.
 - Aspects of the design.
 - Controls and safeguards to be put in place.
- 1.31 Consideration has been given to the potential effects arising during both the construction and operational phases.
- 1.32 The PTBS and supporting documentation demonstrates that no unacceptable impacts will arise and suitable safeguards will be put in place to ensure that this is the case. Indeed the development is expected to secure a number of benefits for local business by encouraging increased footfall through improvements to the Charles Street environment at street level and significantly improving the nursery's entrance.