Fw: 138294/FO/2023 Plymouth Grove - Affordable Provision

Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Mon 08/01/2024 10:05
To:Planning <Planning@manchester.gov.uk>

Please can you upload this email to this application. Thanks Jen

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Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Harvey, Ed (Avison Young - UK) <Ed.Harvey@avisonyoung.com>
Sent: 07 January 2024 09:20
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: 138294/FO/2023 Plymouth Grove - Affordable Provision

Hi Jen,

We previously confirmed that 24no. (approx. 10% of units) premium-sized units at Plymouth Grove would be offered as dual occupancy units. As two occupants would be sharing, the premium studios would have lower rents per student, providing a more affordable option for prospective tenants.

As per our discussion on Friday, the applicant has now revised their affordable offer such that 10% of the single occupancy units will be offered at a 20% rate reduction on rents, on a 51-week term.

It would be good if the applicant's decision to proactively offer this affordable contribution in advance of planning committee is acknowledged within the officers report. We would hope this is positively received from Members.

Kind regards,
Ed

Ed Harvey
Associate Director

Mobile +44 (0) 7831 402681
ed.harvey@avisonyoung.com | avisonyoung.com

From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 21 December 2023 09:50
To: Harvey, Ed (Avison Young - UK) <Ed.Harvey@avisonyoung.com>
Subject: Re: 138294/FO/2023 Plymouth Grove

CAUTION: External Sender

Ed

Thanks...I did try and find this in the submission but must have missed it.

We will need to secure this via a legal agreement, if you let me have the details of your clients solicitor I can get the process started at this end.

No other issues as far as I am aware but need to go ack through it again when I get back on the 27th.

Thanks Jen

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www.manchester.gov.uk

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From: Harvey, Ed (Avison Young - UK) <Ed.Harvey@avisonyoung.com>
Sent: 21 December 2023 09:45
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: 138294/FO/2023 Plymouth Grove

Hi Jen,

That sounds positive regarding January planning committee. Re affordable provision, WUKPG are currently proposing that 24no. (approx. 10% of units) premium-sized units would be dual occupancy. The premium studios will have lower rents per student, providing a more affordable option for prospective tenants. It is not currently proposed that any of the single occupancy units would be provided at a discounted rate.

As an aside, are there any other consultee comments which we should be aware of at this stage or would need to address prior to planning committee?

Kind regards,
Ed

Ed Harvey
Associate Director

Mobile +44 (0) 7831 402681
ed.harvey@avisonyoung.com | avisonyoung.com

From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 19 December 2023 09:05
To: Harvey, Ed (Avison Young - UK) <Ed.Harvey@avisonyoung.com>
Subject: 138294/FO/2023 Plymouth Grove

CAUTION: External Sender

Ed

We are looking likely to progress this to Jan committee, with that in mind please can we agree an extension of time until 19 January?

Can I also confirm, that there is no affordable student accommodation being proposed as part of this? If not, could you reflect on this position with your client given other schemes have proposed this in recent times and this has been well received by the planning committee.

Thanks Jen

Jennifer Atkinson
Principal Planning Manager

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Planning Building Control and Licensing - Growth and Development
Manchester City Council

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Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

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