

**MANCHESTER CITY COUNCIL**

**PLANNING AND HIGHWAYS**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

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

**at its meeting on 14 December 2023**

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

## **APPENDIX TO AGENDA (LATE REPRESENTATIONS)**

**Planning and Highways Committee** 14 December 2023

**Item No.** 6

**Application Number** 137401/FO/2023

**Ward** Ardwick Ward

### **Description and Address**

Full planning application for the demolition of existing buildings and erection of three 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works

Land Between Upper Brook Street, Kincardine Road And Grosvenor Street, Manchester

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### **1. Public opinion**

Six additional objections have been received and the comments can be summarised as follows:

- The area should be green and peaceful;
- The area is for families. There are clauses in the leasehold if homeowners wish to rent houses to families in order to maintained the character of the area;
- So many students cannot be accommodated in this packed area;
- Traffic will be very bad and may stand still at peak time.
- The park will be filled by drug addicts, alcoholics and unsafe for kids to play;
- Residents would prefer something like an Aldi or any other supermarkets instead;
- High rise buildings can hinder the natural air flow and light into homes.

### **2. Director of Planning**

The majority of these issues are addressed in the report.

An additional condition is recommended as follows:

*Prior to the first occupation of the PBSA buildings (Plots A1, A2 and A3), a student wellbeing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall*

*be implemented as part of the first occupation of the development and thereafter retained.*

*Reason – In the interest of ensure student welfare pursuant to policy DM1 of the Manchester Core Strategy (2012).*

The recommendation remains Minded to Approve subject to the signing of a section 106 agreement and planning conditions.