

Upper Brook Street Masterplan Williams / Alliance UBS Limited

Statement of Community Involvement Addendum

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Upper Brook Street Masterplan

Williams Motor Co (Holdings)/ Alliance UBS Limited

November 2023

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Document Details

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For and on behalf of AshtonHale Limited

1. Introduction

- 1.1 This Statement of Community Involvement Addendum has been prepared by AshtonHale Ltd ("AshtonHale") on behalf of on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited ('the Applicants'), in support of an application for full planning permission (ref: 137401/FO/2023) submitted to Manchester City Council ('MCC') at land between Upper Brook Street, Kincardine Road, and Grosvenor Street ('the Site') (also known as the 'Upper Brook Street Masterplan - Williams Motor Co (Holdings)/ Alliance UBS Limited').
- 1.2 The purpose of this Statement of Community Involvement Addendum is to outline the further community involvement undertaken in connection with the proposed changes to the planning application. The purpose of the original SCI was to provide an overview of the pre-application consultation that was undertaken with the local community and key stakeholders prior to the submission of the planning application, and that will not be repeated within this Addendum.
- 1.3 Changes are proposed to the development scheme, which can be summarised as follows:
- Building A1 has been reduced in height from GF + 41 storeys to GF + 29 storeys, with a change to the massing;
 - Level 1 of Buildings A1/A2 has been raised and the ground storey will now incorporate a mezzanine, allowing for altered internal arrangements;
 - The external colonnade at the ground floor of Buildings A1/A2 is now taller;
 - The terrace at Level 1 of Buildings A1/A2 has been removed, providing a consolidation of external space at Level 14 in Building A2;
 - The basement to Buildings A1/A2 has been reduced in size;
 - The total quantum of PBSA beds within Buildings A1/A2 is now 763 beds (down by 117);
 - The GIA of Building B2 has reduced by 34sqm in GIA, from 14,079sqm to 14,045sqm;
 - A roof enclosure has been introduced to Building A3;
 - The gable detailing has changed in grain and colour;
 - The amenity glazing detail at Level 29 of Building A1 has changed; and



- Minor changes to the detailed landscaping.

1.4 The abovementioned changes require revisions to the description of development, so that it now reads as follows:

“Full planning application for the demolition of existing buildings and erection of three ground floor + 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 ground floor + 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.”

- 1.5 The site forms part of a wider Illustrative Masterplan for Upper Brook Street, which has been developed collaboratively by several landowners, developers, and operators (the “consortium”) who have jointly developed a comprehensive response to MCC’s regeneration principles for the wider site. This Illustrative Masterplan is being delivered via two separate planning applications. This current application is referred to as ‘Upper Brook Street Masterplan- Williams Motor Co (Holdings)/ Alliance UBS Limited’ (ref: 137401/FO/2023). A separate application for land to the south was submitted in parallel to the current application, this application is referred to as ‘Upper Brook Street Masterplan - McLaren/ Kadans (MCC ref: 137399/FO/2023). A joined-up, cohesive approach has been taken to the consultation for both applications to ensure that the proposed are presented and understood collectively, with Avison Young (now replaced by AshtonHale) originally appointed as the planning consultants and leading on a combined consultation strategy for Upper Brook Street Masterplan as a whole.
- 1.6 Further details of the site, the overarching masterplan, and the proposed development are set out in full in the accompanying Supporting Planning Statement and the Design and Access Statement, as amended by the associated Addendum documents.

Document Structure

1.7 As set out above, this Statement of Community Involvement Addendum does not seek to repeat material in the original Statement (dated June 2023), which is still valid, but focuses on describing the consultation relation to the changes being made and any material changes in circumstances. As such, the remainder of this Addendum will be structured as per the original Statement (set out below) but will only consider and set out where any changes are required:

- **Chapter 2** - Planning Policy and Guidance;
- **Chapter 3** - The Consultation Approach;
- **Chapter 4** - Consultation Responses Summary;
- **Chapter 5** - The Applicant's Response to Consultation; and
- **Chapter 6** - Summary and Conclusions.



2. Planning Policy and Guidance

2.1 This Chapter provides an overview of local and national planning policy which promotes community involvement in the preparation of planning applications. In particular, the following policy guidance was considered:

- 'Statement of Community Involvement', Manchester City Council (adopted in June 2018);
- The Localism Act, House of Commons (November 2011); and
- The National Planning Policy Framework (NPPF) (July 2021).

2.2 The relevant policy guidance has not changed since submission of the application, however for completeness, the NPPF was updated in September 2023. The updates do not impact any policies relevant to the application proposals.

3. Application Engagement

Pre-Application Engagement

- 3.1 As described in detail in the original Statement of Community Involvement and Supporting Planning Statement, a cohesive and comprehensive approach was taken to consultation with this current application being consulted on in combination with the wider Illustrative Upper Brook Street Masterplan to ensure that the community and stakeholders have an understanding of the wider visions for Upper Brook Street and to demonstrate that the two proposals are being brought forward with due consideration to the neighbouring plans.
- 3.2 Full details of the consultation undertaken pre-submission of the application were contained within the original Statement of Community Involvement. The approach to community and stakeholder involvement undertaken by the Applicants was fully aligned with the consultation requirements set out in MCC's SCI, and it is proportionate to the scale and nature of the proposed development. Furthermore, the community consultation exercise fully accords with the requirements of the NPPF and Localism Act.

Post-Submission Engagement

- 3.3 Since the submission of the planning application in June 2023 the Applicants have continued dialogue with MCC officers, key stakeholders, and local ward councillors to address comments and queries on the submitted material. The application was also subject to a statutory public consultation period that expired on 3rd September 2023.
- 3.4 Key themes running through the public comments received include the following:
- Impact on local infrastructure;
 - Change in character of the neighbourhood;
 - Increase in anti-social behaviour;
 - The proposed buildings are too tall / overly dense;
 - Noise impact;

- Impact of a car free development;
- Impact on Gartside Gardens;
- Desire for an affordable supermarket;
- Impact of deliveries and Deliveroo;
- Length of proposed construction;
- Overshadowing; and
- Concern over the ability to control the parking impacts.

- 3.5 Many of the above themes were raised during the pre-application consultation process and in response to the two public exhibitions in March and May 2023. The Applicants have already provided detailed responses to these issues within the submitted planning application and, in particular, in Chapter 5 of the Statement of Community Involvement (June 2023) and the individual technical reports, and are not repeated here.
- 3.6 The Applicants have, however, reflected on a recurring theme coming out of the post-submission public consultation which made clear that the local community still had concerns principally regarding the proposed scale and massing approach of the tallest elements of the application, as well the overall quantum of student beds proposed. Whilst a robust justification was provided in the original planning application to support the proposed building heights and quantum of student beds, the Applicants' team are now seeking to revise the planning application in direct response to the public comments, and propose to reduce the height of the tallest building (A1) from ground floor + 41 storeys as originally submitted to ground floor + 29 storeys, representing a 12 storey reduction and 117 fewer student beds.
- 3.7 As previously, the Applicants are committed to delivering a scheme that incorporates the views of the local community and has responded, as far as possible, to comments raised during consultation whilst ensuring that the proposed development is viable and deliverable. It is envisaged that positive dialogue will continue during the determination period for the planning application and beyond.

4. Consultation Response Summary

- 4.1 This Chapter of the original Statement of Community Involvement provided an overview of the written responses and feedback received from the consultation programme that was undertaken. In accordance with the guidance set out in Chapter 2 of the Statement, all of the comments received as part of the consultation exercise were considered by the Applicants and the technical team.
- 4.2 The response to the scheme during the pre-application public and stakeholder consultation was largely positive, with consultees generally supportive of the redevelopment of the derelict site in line with the Oxford Road Corridor Strategic Regeneration Framework Guidance (ORC SRFG).
- 4.3 Relevant to this Addendum, two separate public consultation periods were held at the pre-application stage in March and May 2023. As part of each public consultation period, an in-person public consultation event was held within the community where the Applicants, the wider masterplan consortium, and the design team attended for a total of 10 hours to openly discuss the proposals with the local residents. Concerns around the height and density of the proposal, along with the number of students this would introduce to the area, were raised at both events.

5. The Applicant's Response to Comments Raised

- 5.1 In accordance with the guidance set out in Chapter 2 of this Statement, all of the comments received as part of the pre-application consultation exercise were considered by the Applicants and the technical team.
- 5.2 Relevant to this Addendum, as the part of the design development, and in response to comments raised in the first consultation, the Architects explored various massing options for the tallest building within the masterplan to assess how best to accommodate the quantum of development and student beds required to viably deliver the science and innovation floorspace and community benefits proposed as an essential part of the SRFG vision for the site. Various massing options were explored and discussed with the community during the second consultation event.
- 5.3 Detailed analysis of the design, visibility, and environmental impacts of the proposed taller buildings in the masterplan were provided within each separate planning application to justify the location, height, and level of impact that may be caused by the taller buildings.
- 5.4 In the scope of this application, the massing of the proposed PBSA building was amended to ensure it is kept as low as possible fronting the Brunswick community and stepping up the north of the site away from Gartside Gardens and most residential properties where the ORC SRFG suggests a landmark building.
- 5.5 A single point tall building was assessed as being the right approach for the site and was in line with the SRFG that encourages height step up to the north where it will have less impact on overshadowing, and where it identifies an opportunity for a prominent 'accent building' closest to the city centre. Located on the northern end of the site, it has a better relationship with the city centre to be kept at a reduced height and minimises overshadowing on Gartside Gardens. A single taller building allowed the other two PBSA buildings to be reduced height in line with the SRFG.
- 5.6 The heights of the PBSA buildings as originally proposed were:



- Ground floor + 12 storeys (Building A3);
- Ground floor + 14 storeys (Building A2); and,
- Ground floor + 41 storeys (Building A1), with intermediate steps at levels 16 and 28.

5.7 Notwithstanding the above, it is clear to the applicant design team that, as demonstrated by the comments received thus far in the determination of the application, the local community did not feel that this went far enough to alleviate their concerns. The applicant team have reviewed the comments, and in direct response, the tallest element of the scheme (Building A1) has been reduced in height by 12 storeys, and the massing adapted accordingly to ensure a co-ordinated scheme. This has also resulted in a reduction of 117 student beds compared to the original planning application.

5.8 The height reduction has resulted in a different design context, and as such design team revisited the massing and removed the steps within Building A1. The revised massing provides a simple extrusion of Building A1 that is near equal in width to Building A2, to provide balance in the elevation. There is now also an increase in space between Building A1 and Building A2, by circa 3.5m (from 13.5m to 17m), as demonstrated below:

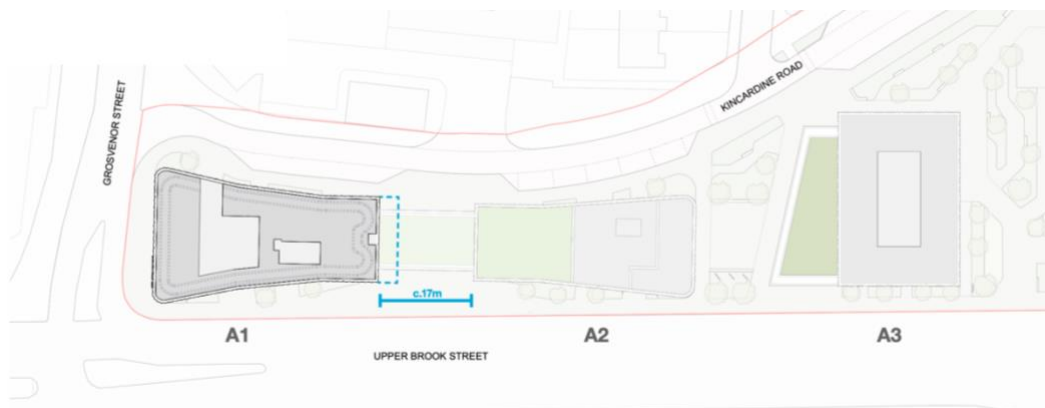


Figure 1: Revised Spacing of Blocks A1 and A2

- 5.9 The scale of the science and innovation buildings (B1/B2/B3) has not changed as a result of the changes.
- 5.10 The following image, Figure 3, shows the revised massing.



Figure 2 - Proposed Massing from Gartside Gardens

5.11 As previously, the Applicants are committed to delivering a scheme that incorporates the views of the local community and has responded, as far as possible, comments raised during consultation whilst ensuring that the proposed development is viable and deliverable. It is envisaged that positive dialogue will continue during the determination period for the planning application and beyond.

6. Summary and Conclusions

- 6.1 This Statement of Community Involvement Addendum has been prepared by AshtonHale on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited ('the Applicants'), in support of an application for full planning permission (ref: 137401/FO/2023) which was registered by Manchester City Council ('MCC') on 4th August 2023, on land between Upper Brook Street, Kincardine Road, and Grosvenor Street ('the Site') (also known as the 'Upper Brook Street Masterplan (Williams Motor Co (Holdings)/ Alliance UBS Limited)').
- 6.2 The purpose of this Statement of Community Involvement Addendum was to outline any updates to the community involvement undertaken as part of the planning application process since the submission of the planning application. The purpose of the original SCI was to provide an overview of the pre-application consultation that has been undertaken with the local community and key stakeholders, which have not been repeated within this Addendum.
- 6.3 The Applicants carried out a comprehensive programme of pre-application consultation - both as part of a wider consortium of developers and individually - which goes beyond the requirements of both local and national planning policy guidance for development of this scale and nature.
- 6.4 The Applicants engaged extensively with the local community and key stakeholders in a variety of different ways to ensure that their opinions were considered within the design evolution of the scheme. This original SCI provides an overview of the consultation that was carried out pre-application.
- 6.5 This Addendum has demonstrated that the Applicants are committed to delivering a scheme that incorporates the views of the local community and responded, as far as possible, to comments raised during pre-application consultation, and this continues into the determination period of the application. A number of changes have been made in direct response to comments received during this period, and it is envisaged that positive dialogue will continue through to the determination of the planning application.

