

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 18 January 2024

**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 18 January 2024

Item No. 8

Application Number 130387/FO/2021

Ward Hulme Ward

Description and Address

Erection of a part 7, part 9 storey purpose built student accommodation building comprising 146 bed spaces (Sui Generis use class) with ancillary amenity space, a ground floor community hub (proposed for Use Classes F2(b), E(b), E(3), E(f)) and associated landscape works and infrastructure

The Former Gamecock Public House, Boundary Lane, Manchester M15 6GE

1. Residents

The Guinness Partnership wrote on behalf of their residents to formally object on the grounds of the height of the proposal and the impact on Cooper House, aesthetically and from a daylight perspective.

The Guinness Partnership also note that the applicant is looking to locate disabled parking provision on Camelford Close and use the same as vehicular access to the development. Guinness are the current long leaseholder of land including Camelford Close which isn't an adopted highway. Guinness have not been approached for consent for the same, which they consider to be a material consideration.

At the time of the previous application being reported to Planning and Highways Committee on the 16 November 2023 a late representation included the following information:

Further comments have been received from 31 residents on the grounds that:

- Hulme residents should not be subjected to further purpose-built student accommodation and the impacts of transient students being intoxicated and causing noise nuisance. Students don't pay council tax.
- Hulme needs a community-based building or land use that includes social housing. There is an alternative plan that should be considered.
- The scheme houses students in cells. Manchester is turning into a university which is not sustainable, this is an attempt at the eradication of Hulme community. Developers should refurbish existing student housing blocks.
- The block overlooks, overshadows and removes natural light to existing residents. This would also affect an outdoor communal space for residents suffering from vitamin D deficiency. The height and size of the building is too large for the area.

- The scheme would impact on Air Quality introducing traffic and removing trees during a climate crisis.
- The scheme is for profit and does not benefit Hulme, the scheme will impact on existing infrastructure. The Church Inn pub has just been lost.
- Comment from Manchester Students Renters Union that development for PBSA that charges £230 per week are harmful to the working-class residents of Hulme being pushed out by gentrification and to working class students. The local area does not have amenities to support students. Over 100 students enrolled at Manchester University, Manchester Metropolitan University and Futureworks have signed a petition urging the council to block the block in favour of social housing.

One comment in support had been received on the grounds that the development fits in with other student accommodation and is of a similar height to surrounding buildings.

2. Applicant

Updated Bat Survey information was submitted stating that there no new evidence of bat roosts has been recorded. The updated survey reference would need to be included within the specified plans condition in the event of an approval. Conditions included in the report to committee are sufficient.

3. Director of Planning

The representations received do not raise any additional issues to those explored in the report to committee.

The recommendation of the Director of Planning is still Minded to Approve, subject to a legal agreement containing affordable rent obligations for up to 20% of all bed spaces being advertised as being below market rent level in each academic year.