

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. 5

Application Number 137399/FO/2023

Ward Ardwick Ward

Description and Address

Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings

Land Bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester M13 9TD

1. Public opinion

A letter of support has been received from the 'Growth Company' – a social enterprise based in Manchester which aims to enable growth, create jobs and improve lives. The combined proposals would create around 5,800 jobs plus 1,900 construction and 3,600 operational jobs. The potential skills, training and employments benefits are substantial.

The proposal presents a special opportunity to create an exciting platform which would benefit the local area for many years to come. The Growth Company supports the skills, training and employment opportunities presented by the application.

2. Director of Planning

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