

14 September 2023

Delivered by email

Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR DEVELOPMENT OF 293 WILMSLOW ROAD, MANCHESTER

Further to our recent conversations and pre-application engagement, I am pleased to enclose an outline planning application, on behalf of University of Manchester ('UoM' or 'the Applicant'), in respect of a proposed development at 293 Wilmslow Road ('Fallowfield Campus'), Manchester.

THE PROPOSED DEVELOPMENT

Pursuant to our pre-application discussions, the enclosed planning application is an outline planning application with the following description of development:

"Outline planning application (with access only) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m, of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads"

ACCOMMODATION SCHEDULE

As discussed, this Outline application is seeking a development quantum that does not correspond to the standard application form template. The following accommodation schedule details each individual use being sought as part of this planning application and the amount, expressed as either a unit number or square metres:

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

Accommodation Type	Amount
Purpose Built Student Accommodation (PBSA)(Sui Generis)	3,300 bedrooms
Ancillary (Use Classes E(a), E(b), E(c), E(d), E(g), F1(a), Sui Generis (drinking establishment and hot food takeaway)	4,500sqm
Supporting staff accommodation (Sui Generis)	55 bedrooms
Ancillary residential dwellings (C3)	1,200sqm

APPLICATION DOCUMENTATION

As previously agreed, the planning application has been submitted via email to Manchester City Council ('MCC') or 'the Council'.

The planning application is accompanied by an extensive range of detailed evidence and information – including an Environmental Statement. **Appendix A** provides details of the supporting documents which are submitted as part of the application.

APPLICATION FEE

The requisite planning application of £21,092.00 (inc. VAT) has been paid by the Applicant via BACS.

We trust that the application can be validated without delay and look forward to receiving confirmation of this. However, please do not hesitate to contact us should anything further be required.

Yours sincerely



Ollie Thomas
Associate Director

ollie.thomas@turley.co.uk

Appendix A: Application Document/Drawings

Document / Drawing Title	Document / Drawing Reference	Author
Cover Letter		Turley
Completed Application Form		Turley
Parameter Plan Maximum Heights	6952-SRA-XX-XX-DR-A-00800	Sheppard Robson
Parameter Plan Developable Area	6952-SRA-XX-XX-DR-A-00801	Sheppard Robson
Illustrative Masterplan	526-LP-GF-GA-108 V1	Landscape Projects
Technical Masterplan	526-LP-GF-GA-105 V3	Landscape Projects
Location Plan	6952-SRA-XX-XX-DR-A-00100	Sheppard Robson
Existing Site Plan, Ownership and Application Boundaries	6952-SRA-XX-XX-DR-A-02002	Sheppard Robson
Site Access Points	6952-SRA-XX-XX-DR-A-00802	Sheppard Robson
Design and Access Statement	6952-SRA-XX-XX-RP-A-00100	Sheppard Robson
Design Guide		Sheppard Robson
Planning Statement		Turley
Blue and Green Infrastructure Strategy	Rev D2	Landscape Projects
Operational Waste Management Strategy (and Proforma)	XXXX-BHE-XX-XX-XX-X-XXXX	Buro Happold
Operational Waste Management Strategy Proforma		Buro Happold
Socio-Economic Regeneration Statement		Buro Happold
Statement of Community Engagement (and Appendices)		Turley Strategic Communications
Transport Assessment	053454-BHE-XX-XX-RP-H-000001	Buro Happold
Archaeological Desk-based Assessment	Rev V1	Salford Archaeology
Crime Impact Statement: Preliminary	2023/0332/CIS/01	GMP
Ground Conditions Phase 1 Desk Study Report	UoMF-BH-XX-XX-RP-GE-0001	Buro Happold
Daylight and Sunlight Assessment	2381	GIA
Preliminary Tree Report	PM/BS/10/07/23	Murray Tree Consulting
Sustainability and Energy Strategy		Buro Happold
Ventilation Statement	FAL-BHE-XX-XX-RP-N-2000	Buro Happold

Fire Safety Design Note		Buro Happold
Environmental Standards Statement	FCR-BHE-XX-XX-RP-N-2001 P01	Buro Happold
Desktop Wind Assessment	XXXX-BHE-XX-XX-RP-YW-0001	Buro Happold
Flood Risk Assessment	UoMF-BH-XX-XX-RP-CW-0001	Buro Happold
Drainage Strategy	0053454-BHE-XX-XX-RP-C-0001	Buro Happold
Student Management Plan	v01	University of Manchester
Outline Demolition Environment Management Plan	70107145-DEMP	WSP
Broadband Connectivity Assessment	v0.1	GTech Surveys Limited
Television and Radio Reception Impact Assessment	v0.1	GTech Surveys Limited
Environmental Statement	Rev P02	Buro Happold

ENVIRONMENTAL STATEMENT (SEPTEMBER 2023)

Environmental Statement Volume 1: Main Text and Figures	Author
Chapter 1: Introduction	Buro Happold
Chapter 2: Development Description	Buro Happold
Chapter 3: Alternatives and Design Evolution	Buro Happold
Chapter 4: Enabling Works, Demolition and Construction	Buro Happold
Chapter 5: Methodology	Buro Happold
Chapter 6: Air Quality	Buro Happold
Chapter 7: Noise and Vibration	Buro Happold
Chapter 8: Ecology	Buro Happold
Chapter 9: Greenhouse Gas Emissions	Buro Happold
Chapter 10: Interactive Effects	Buro Happold
Chapter 11: Residual Effects and Conclusions	Buro Happold
Environmental Statement Volume 2: Heritage, Townscape and Visual Impact Assessment	Author
Heritage, Townscape and Visual Impact Assessment	Stephen Levrant
Environmental Statement Volume 3: Technical Appendices	Author
Appendix 3-A: Climate Change Resilience Risk Assessment	Buro Happold
Appendix 5-A: EIA Scoping Report	Buro Happold
Appendix 5-B: EIA Scoping Opinion	Manchester City Council
Appendix 5-C: Response to the EIA Scoping Opinion	Buro Happold
Appendix 6-A: Assessing the Risk of Dust Impacts	Buro Happold

Appendix 6-B: Construction Dust Mitigation Impacts	Buro Happold
Appendix 7-A: Glossary of Acoustic Terms	Buro Happold
Appendix 7-B: Noise Survey Equipment Details	Buro Happold
Appendix 7-C: Construction Noise and Vibration Prediction Data	Buro Happold
Appendix 7-D: PPG-N Noise Exposure Hierarchy Table	Buro Happold
Appendix 7-E: Noise Survey Results	Buro Happold
Appendix 7-F: Site Suitability Assessment	Buro Happold
Appendix 8-A: Fallowfield Campus Constraints and Opportunities	Buro Happold
Appendix 8-B: Bat Survey Report	Thomson Environmental Consultants
Appendix 9-A: Greenhouse Gas Calculation Inputs	Buro Happold
Environmental Statement: Non-Technical Summary	Author
Non-Technical Summary	Buro Happold