



65 Gresham Street
London
EC2V 7NQ

T: +44 20 7911 2500

avisonyoung.co.uk



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Your Ref:

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Jennifer Atkinson
Development Management Central Core
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

By email: jennifer.atkinson@manchester.gov.uk

Dear Jennifer,

**Land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester
M13 9TD: Planning application 137399/FO/2023**

Confirmation that no amendments are necessary to the accompanying Environmental Statement

Background

Avison Young was instructed by McLaren / Kadans to manage the EIA process and prepare an Environmental Statement (ES) to accompany the above-identified planning application. This planning application is for the 'erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(iii)) 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.' The planning application was submitted to Manchester City Council (MCC) in June 2023. The ES was prepared in accordance with the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the EIA Regulations).

Subsequent to the submission of this planning application a planning application was submitted on land to the north on land between Upper Brook Street, Kincardine Road and Grosvenor Street, Manchester (Planning Reference 137401/FO/2023) which is referred to as the PAG/Moda scheme in this letter which is located to the north of planning application 137399/FO/2023 (McLaren/Kadans scheme).

Planning Application 137401/FO/2023 sought full planning permission for 'the demolition of existing buildings and erection of three ground floor + 12/14/41 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 1,100 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.'

The PAG/Moda scheme was taken into account as a cumulative development in the assessment of the McLaren/Kadans scheme along with other committed developments in the area in accordance with the EIA

Regulations. The cumulative schemes to be taken into account were agreed with MCC in March 2023 with the PAG/Moda scheme added to the cumulative scheme list subsequently when it was clear that it would be submitted shortly after the McLaren/Kadans scheme.

Design Changes to the Planning Applications

Planning Application 137399/FO/2023 (McLaren/Kadans scheme):

A small number of minor changes have been made. These comprise a change to the façade of the two brick blocks to reduce the overall amount of metal. This will result in additional horizontal brickwork added to the bays, with a concealed vent in place of the recessed dark bronze metal panel originally proposed.

Planning Application 137401/FO/2023 (PAG/Moda scheme):

A series of changes have been made which comprise:

- Block A1 has been reduced in height from Ground floor + 41 storeys to Ground floor + 29 storeys, with a change to the massing;
- Level 1 of Building A1 / A2 has been raised and the ground storey will now incorporate a mezzanine;
- The terrace at Level 1 of Building A1 / A2 has been removed, providing a consolidation of external space at Level 14 in Building A2;
- The basement to Building A1 / A2 has been reduced in size;
- The total quantum of PBSA beds within Blocks A1 / A2 is now 763 beds (down by 117), beds within Block A3 remain unchanged;
- The Gross Internal Area of Block B2 has reduced by 34m² in GIA, from 14,079m² to 14,045m²; and
- Architectural changes including gable detailing and amenity glazing.

Planning Application 137401/FO/2023 now seeks permission 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.'*

Consideration of the Changes

These changes have been reviewed by the technical assessors that undertook the assessments included in the ES submitted with the McLaren/Kadans Scheme. These technical assessments comprise:

- Townscape, Heritage and Visual impacts,
- Socioeconomics,
- Wind Microclimate,
- Daylight, Sunlight and Overshadowing,
- Climate Change, and
- Transport.

In all cases it is considered that the minor changes proposed to this application would be so minor as to not change the impacts reported or, where appropriate, the mitigation measures proposed. There would therefore be no change to the ES due to these changes.

In regard to the PAG/Moda scheme changes the following responses were received from the assessment team.

Townscape and Heritage

The change to the scale PAG/Moda proposals would have an effect on the cumulative impacts section of the ES Chapter, although in all cases where the taller building is visible it would present an improvement in the

cumulative effect such that the cumulative effects of the changes to the PAG scheme would be no worse than those reported in the ES.

Socioeconomics

There would be a very slight reduction in the cumulative economic benefits in the cumulative assessment as a result of the amendments to the PAG/Moda scheme. However, the magnitude category of the impact does not change, the sensitivity is unchanged and therefore the significance of the impact is not changed. Therefore the impacts reported in the ES are not changed as a result of the amendments to the PAG/Moda scheme.

Wind Microclimate

The changes result in a shorter or smaller development proposal, and there's no sign of reduced roughness of surfaces. This will tend to have, if anything, a positive effect on the local wind microclimate, so no detrimental changes are expected and therefore the cumulative effects as a result of the changes to the PAG scheme would be no worse than those reported in the ES.

Daylight, Sunlight and Overshadowing

The proposed changes will not materially affect the outcome of the assessment. In the cumulative scenario the numerical results would likely improve given the reduction in height to the PAG/Moda scheme, so it would still be concluded that the impacts are not significant. The cumulative effects of the changes to the PAG scheme would be no worse than those reported in the ES.

Climate Change

The amendments to the PAG/Moda scheme would result in a reduced quantity of materials and construction related activity such that cumulative construction related carbon emissions will be less than those reported in the ES. Similarly, the reduced built form will reduce the whole life carbon, building energy and operational waste such that cumulative operation related carbon emissions will be less than those reported in the ES.

Transport

The cumulative impacts of the proposed changes to the PAG/Moda proposals submitted in October and November 2023, along with the other identified Cumulative Schemes, and the McLaren/Kadans scheme would be no worse than those reported in the Environmental Statement and Transport Statement dated June 2023 that accompanied the McLaren/Kadans planning application.

It is evident that the impacts as reported in the June 2023 ES submitted along with planning application 137399/FO/2023 (McLaren/Kadans scheme) are not changed as a result of the amendments to the PAG/Moda scheme.

I trust this provides clarification on the implications for the ES submitted with planning application 137399/FO/2023 of the changes to planning application 137401/FO/2023.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "P. Duffy". The signature is written in a cursive, slightly stylized manner.

Patrick Duffy
Director – Environmental Planning
patrick.duffy@avisonyoung.com
For and on behalf of Avison Young (UK) Limited