

Manchester City Council
Development Control
PO Box 488
Manchester
Lancashire
M60 2JT

Our ref: SO/2023/123424/01-L01
Your ref: 137399/FO/2023
Date: 16 August 2023

Dear Jennifer Atkinson,

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.

Thank you for consulting us on the above application, on 4th August 2023.

Environment Agency position:

We have no objection to the application.

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,



Planning Advisor

Spplanning.rfh@environment-agency.gov.uk