

REF: R00463/MR/TJ

FAO: Jack Naven

Planning, Building Control and Licensing
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

16th March 2023

Dear Mr Naven,

**PLANNING APPLICATION FOR EXTERNAL WORKS INCLUDING ERECTION OF A NEW SECURE FENCE TO SITE BOUNDARY, NEW VEHICULAR AND PEDESTRIAN ACCESS GATE, NEW CYCLE STORAGE AND ASSOCIATED LANDSCAPING
PARKWAY GATE, 50 CHESTER STREET, MANCHESTER, M15 6JH**

I write on behalf of our client, Unite Integrated Solutions plc (the applicant), to submit a planning application for erection of a new secure fence to site boundary, new vehicular and pedestrian access gate, new cycle storage and associated landscaping at the existing purpose-built student accommodation building at Parkway Gate, 50 Chester Street, Manchester, M15 6JH.

Background to Planning Application

Full planning permission was granted on 5th June 2006 under LPA Ref. 078574/FO/2006/C3 to redevelop the existing site for student accommodation. Planning permission was granted for the:

'Proposed residential student accommodation (718 rooms) with associated commercial floorspace and landscaping.'

It is noted that the building as built, accommodates 728 student bedrooms. The building was constructed in 2008 and operated since this date. Following this consent, a further planning permission was granted on 4th December 2018, under LPA ref. 121186/FO/2018. This was for the change of use of the commercial unit to create additional student amenity space and additional student bedspaces alongside associated external additions and alterations. Planning permission was granted for the:

'Use of the ground floor commercial unit as a common room, study area, games area, TV areas and reception for use in association with the existing student housing accommodation (Sui Generis) and conversion of existing office space and common room to student housing (Sui Generis) comprising 1no. 3 bed cluster flat and 1no. 6 bed cluster flat. External alterations comprising new windows and curtain wall glazing and single storey extension to infill opening between the façades.'

Thirdly, a Certificate of Lawful Proposed Development was granted on 3rd February 2021 under LPA Ref. 128675/LP/2020 for the proposed re-cladding of Blocks 1, 2 and 3.

A Non-Material Amendment Application was granted on the 30th March 2021 under LPA Ref. 129886/FO/2021 for the:

'Creation of 14 additional student bedrooms (3 bed cluster and 11 studio's) within the roof voids and redundant plant space in the existing buildings (block 1, 2 and 3) and creation new and adaptation of existing window openings'.

Most recently, an application was refused on 30th June 2022 under LPA ref. 133498/FO/2022 for the *'Erection of an external bin store'*. The reasons for refusal are set out as follows.

1. The application does not provide sufficient information to assess whether the proposed refuse arrangements would be adequate for occupants of the accommodation. As a result, the proposal would be contrary to policies DM1 and EN19 in the Manchester Core Strategy.
2. The proposed bin store, by reason its location, design and appearance would have a detrimental impact on visual amenity, constituting an unduly obtrusive and incongruous feature, that would not be in keeping with the character of development in the surrounding area and located in a prominent location adjacent to radial entry routes into and throughout the City Centre, contrary to Government Guidance contained in Section 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies, EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage), EN3 (Heritage), DM1 (Development Management), SP1 (Spatial Principles) and E3.3 (Environmental Improvement and Protection) of The Unitary Development Plan for the City of Manchester (UDP).

Following the refusal of the planning application (133498/FO/2022) an appeal was submitted on 27th December 2022. The appeal start date was 28th February 2023.

It should be noted that this planning application is a re-submission of application ref. 133498/FO/2022. This application follows a site meeting with Planning Officers Jack Naven, Jennifer Atkinson and Eve Woolstencroft that took place on 12th January 2023 and subsequent advice provided via email dated 16th February 2023. It was expressed that a solution involving no external bin stores is the preference of the planning officers. Thus, this application seeks to respond to the council's comments and proposes to use the existing cycle store and storeroom to accommodate 16 no. 1100L bins. Cycle storage is to be relocated to the central courtyard. It should be noted that it is not physically possible to store all of the bins inside the existing cycle store and storeroom henceforth a total of 2 no. 1100L bins and 6 no. 240L bins will be located externally within the inner courtyard next to the proposed internal bin store to facilitate the development and current waste demands.

Details of the proposed works are set out in the following section of this covering letter.

Proposed Works

As illustrated in the plans prepared by HCD Architects, the proposed works comprise:

- The erection of a new secure fence to site boundary, new vehicular and pedestrian access gate, new cycle storage and associated landscaping;
- The new secure fence will be installed to the site boundary with a 75mm vertical post at 1.3mm centres, and a 150x150x5mm square galvanised steel frame is to be fitted between posts;
- The new vehicular and pedestrian gate is 1.8m high with vehicular access into the courtyard maintained;
- The existing gates are proposed to be removed and the secure line relocated;
- A total of 9 no. Sheffield Cycle Hoops providing 18 no. cycle parking spaces are proposed to be installed in the central courtyard. This will provide sufficient cycle parking storage for residents and will enable bikes to be stored safely and securely.
- Installation of Glasdon Aero™ Cycle Shelters;
- A total of 2 no. 1100L bins and 6 no. 240L bins located externally within the inner courtyard; and
- Hard landscaping is proposed, adjacent to the new brick wall, including 2 no. planters and block paving within the inner courtyard. This will enhance the visual aesthetic of the area. The planters are to match the existing planters shown on the image of planters within existing central courtyard.

Consideration of Waste Disposal

Policy EN 19 'Waste' of the Core Strategy (2012) states that the council will have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users.

In accordance with the wording of Policy EN 19, the applicant has sought to provide a solution to the bins being left out on the street by relocating the cycle store to the central courtyard and storing 16 no. 1,100L bins within the current cycle and storerooms. well-designed, high-quality, purpose-built external bin store. The environmental benefits of the proposal include the removal of waste from the street scene.

Design and Visual Impact

Policy EN1 'Design Principles and Strategic Character Areas' of the Core Strategy (2012) states "Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Policy E3.3 (Environmental Improvement and Protection) of The Unitary Development Plan for the City of Manchester (UDP) (1995) states "The Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems."

In response to Policy EN1 of the Core Strategy (2012), the proposal seeks to relocate the bins from the land fronting on to Mancunian Way, thereby enhancing the visual amenity of the area. The proposal includes block paving and hard landscaping as per the council's requests which will tidy up the appearance of the area.

Policy SP1 'Spatial Principles' of the Core Strategy (2012) states "Development in all parts of the City should: - Make a positive contribution to neighbourhoods of choice including: - creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents."

As aforementioned, the tidying up of the area and removal of the bins from the street scene will remove anti-social behaviour from the site thereby making a positive contribution to the health, safety, and wellbeing of residents. Furthermore, the proposed cycle shelters in the central courtyard are of high-quality design and will enable safe and secure cycle storage for students.

Thus, for the reasons set out above the proposal is in accordance with Manchester's Core Strategy (2012) and Unitary Development Plan for the City of Manchester (UDP) (1995) and should thus be considered as acceptable.

Scope of the Application Submission

This planning application comprises:

- This covering letter prepared by ROK Planning;
- The completed application form;
- The required fee of £462.00;
- Existing Plans prepared by Hadfield Cawkwell Davidson;
 - Existing Site Location Plan (drawing no. A-PL-04-000 P06);
 - Existing Bin Store Plan (drawing no. A-PL-04-002 P04);
 - Existing Bin Store Elevations (drawing no. A-PL-04-004 P01);
- Proposed Plans prepared by Hadfield Cawkwell Davidson;
 - Proposed Site Location Plan (drawing no. A-PL-04-001 P07);
 - Proposed External Courtyard Area Plan (drawing no. A-PL-04-003 P12);
 - Proposed External Courtyard Elevations and Sections (drawing no. A-PL-04-005 P05); and
- Image of planters within existing main courtyard (dated 10th March 2023); and
- Glasdon UK Shelters Catalogue.

I trust that you have all the information you require for the submission of this application. If, in the interim, you have any queries please do not hesitate to contact either Tiahna Joshi (tiahna.joshi@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



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