

16 November 2022

Delivered via the Planning Portal

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

Dear Jennifer,

FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT IN RELATION TO THE DEVELOPMENT OF A PURPOSE-BUILT STUDENT ACCOMODATION SCHEME AT MOSS LANE EAST

On behalf of CS Moss Lane East Ltd ("the applicant"), we are pleased to submit Manchester City Council ("the Council") a full planning application relating to land at 466-472 Moss Lane East, Moss Side, Manchester, M14 4PJ ("the Site") for the following development ("Proposed Development"):

Full Planning application for the "Demolition of 470 – 472 Moss Lane East and erection of a building of up to nine storeys in height for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with associated landscaping, access and cycle parking"

Listed Building Consent application for "Internal and external alterations and extension, in the form of a 'link building' to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation."

BACKGROUND

CS Moss Lane East Limited is a group company of Cityside, which is a privately owned forward-thinking property development company driven by a passion for great design, regeneration, sustainable place-making and community cohesion.

Cityside have a number of development schemes in motion across Manchester and elsewhere and have acquired the Site with a view of bringing forward a high-quality purpose-built student accommodation scheme (PBSA), which also seeks to retain and remodel the existing listed building.

The application is made within the context of a demonstrable need for additional PBSA beds within Manchester, with the Site selected due to its excellent links to public transportation and ease of access to the city's universities, particularly the University of Manchester which has written a letter of support

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

for the Proposed Development. The applicant has also sought to engage proactively with the Council, local community and ward councillors throughout the design stage of the scheme.

The Proposed Development would make a substantial contribution to PBSA need in central Manchester, resulting in a range of direct and indirect social and economic benefits which are explored further within the accompanying Planning Statement.

THE PROPOSED DEVELOPMENT

The Proposed Development is for the erection of a nine-storey PBSA building following demolition of the existing detached building at 470-472 Moss Lane East, connecting to nos. 466-468 which is a Grade II listed building which would be retained and converted. The Proposed Development would deliver in total 261 beds including 35 no. studios and 226 no. en-suite rooms set within clusters of either 6, 7 or 8 other bedrooms. A range of communal facilities would be provided, whilst the complex would be managed with an on-site staff presence 24/7.

The Proposed Development has been designed in order to make effective and efficient use of land whilst also respecting the significance of the listed building and its setting alongside the character of the wider area and amenity of neighbouring residents. A suite of technical reports have been submitted in support of the application which can be found overleaf within Appendix 1. In summary it is considered that the Proposed Development demonstrates compliance with policy H12 of the Manchester Core Strategy and the development plan when taken as a whole.

The application has been submitted via the Planning Portal (ref. PP-11392248) is accompanied by the requisite planning fee of £32,519.00. I trust that the above is in order for you to validate and determine the application, but please do let me know if you have any specific questions.

Yours sincerely

Steven Healey
Senior Planner

Appendix 1: Schedule of Supporting Documents

PLANNING APPLICATION

Document		Author
Application Form		Turley
Covering Letter		Turley
Planning Statement		Turley
Design and Access Statement		Carson Sall
Heritage Statement		Turley
Air Quality Assessment		Hydrock
Archaeological Desk-Based Study		Nexus
BREEAM Pre-Assessment Report		Ridge
Broadband Connectivity Assessment		GTech Surveys Limited
Contaminated Land Report		ROC Consulting
Crime Impact Statement		Greater Manchester Police
Daylight & Sunlight Impact on Neighbouring Properties		GIA
Ecology Report		Middlemarch
Energy/ Ventilation Strategy		Futureserv
Environmental Standards Statement		Ridge
Flood Risk Assessment and Drainage Strategy		ROC Consulting
Fire Statement		OFR Consultants
Noise Impact Assessment Report		Hann Tucker Associates
Television and Radio Reception Impact Assessment		GTech Surveys Limited
Transport Statement		RSK
Travel Plan		RSK
Drawing	Reference	Author
Location Plan Existing	CS-1094_MLE-001-SI	Carson Sall
Existing Site Plan	CS-1094_MLE-003-EX	Carson Sall
Contextual North & South Existing GA Elevation	CS-1094_MLE-006-EL	Carson Sall
Demolition Site Plan	CS-1094_MLE-004-EX	Carson Sall
Proposed Site Plan	CS-1094_MLE-005	Carson Sall
GA-Basement Floor Plan	CS-1094_MLE-099-GA	Carson Sall
GA-Ground Floor Plan	CS-1094_MLE-100	Carson Sall

GA-1 st Floor Plan	CS-1094_MLE-101	Carson Sall
GA-2 nd Floor Plan	CS-1094_MLE-102	Carson Sall
GA-3 rd -6 th Floor Plan	CS-1094_MLE-103	Carson Sall
GA-7 th Floor Plan	CS-1094_MLE-107	Carson Sall
GA-8 th Floor Plan	CS-1094_MLE-108	Carson Sall
GA-Roof Plan	CS-1094_MLE-109	Carson Sall
Proposed Section AA	CS-1094_MLE-200	Carson Sall
Proposed Section BB	CS-1094_MLE-201	Carson Sall
Proposed Section CC	CS-1094_MLE-202	Carson Sall
Proposed Partial Section AA	CS-1094_MLE-203	Carson Sall
Proposed North Elevation	CS-1094_MLE-300	Carson Sall
Proposed North Elevation (Courtyard)	CS-1094_MLE-301	Carson Sall
Proposed East Elevation	CS-1094_MLE-302	Carson Sall
Proposed South Elevation	CS-1094_MLE-303	Carson Sall
Proposed West Elevation	CS-1094_MLE-304	Carson Sall
Contextual Elevation East and West	CS-1094_MLE-305	Carson Sall
Contextual Elevation North and South	CS-1094_MLE-306	Carson Sall

LISTED BUILDING CONSENT APPLICATION

Document		Author
Application Form		Turley
Covering Letter		Turley
Planning Statement		Turley
Design and Access Statement		Carson Sall
Heritage Statement		Turley
Archaeological Desk-Based Study		Nexus
Drawing	Reference	Author
Location Plan Existing	CS-1094_MLE-001-SI	Carson Sall
Existing Site Plan	CS-1094_MLE-003-EX	Carson Sall
Basement Floor Plan Existing	CS-1094_MLE-EX-150	Carson Sall
Basement Floor Plan Proposed	CS-1094_MLE-EX-099	Carson Sall
Basement Floor Plan Demolition	CS-1094_MLE-EX-160	Carson Sall

Ground Floor Plan Existing	CS-1094_MLE-EX-151	Carson Sall
Ground Floor Plan Proposed	CS-1094_MLE-EX-100	Carson Sall
Ground Floor Plan Existing	CS-1094_MLE-EX-151	Carson Sall
First Floor Plan Existing	CS-1094_MLE-EX-152	Carson Sall
First Floor Plan Proposed	CS-1094_MLE-EX-152	Carson Sall
First Floor Plan Demolition	CS-1094_MLE-EX-162	Carson Sall
Second Floor Plan Existing	CS-1094_MLE-EX-153	Carson Sall
Second Floor Plan Proposed	CS-1094_MLE-EX-102	Carson Sall
Second Floor Plan Demolition	CS-1094_MLE-EX-163	Carson Sall
Roof Plan Existing	CS-1094_MLE-EX-154	Carson Sall
Roof Plan Proposed	CS-1094_MLE-EX-154	Carson Sall
Section A-A Existing	CS-1094_MLE-EX-250	Carson Sall
Section A-A Proposed	CS-1094_MLE-EX-200	Carson Sall
Section A-A Demolition	CS-1094_MLE-EX-260	Carson Sall
Section B-B Existing	CS-1094_MLE-EX-251	Carson Sall
Section B-B Proposed	CS-1094_MLE-EX-201	Carson Sall
Section B-B Demolition	CS-1094_MLE-EX-261	Carson Sall
Section C-C Existing	CS-1094_MLE-EX-252	Carson Sall
Section C-C Proposed	CS-1094_MLE-EX-202	Carson Sall
Section C-C Demolition	CS-1094_MLE-EX-262	Carson Sall
Front Elevation Existing	CS-1094_MLE-EX-350	Carson Sall
Front Elevation Proposed	CS-1094_MLE-EX-300	Carson Sall
Rear Elevation Existing	CS-1094_MLE-EX-352	Carson Sall
Rear Elevation Proposed	CS-1094_MLE-EX-302	Carson Sall
Side Elevation A Existing	CS-1094_MLE-EX-353	Carson Sall
Side Elevation A Proposed	CS-1094_MLE-EX-303	Carson Sall
Side Elevation B Existing	CS-1094_MLE-EX-351	Carson Sall
Side Elevation B Proposed	CS-1094_MLE-EX-301	Carson Sall
Basement Reflective Ceiling Plan Existing	CS-1094_MLE-EX-550	Carson Sall
Basement Reflective Ceiling Plan Proposed	CS-1094_MLE-EX-500	Carson Sall
Ground Floor Level Reflective Ceiling Plan Existing	CS-1094_MLE-EX-551	Carson Sall
Ground Floor Level Reflective	CS-1094_MLE-EX-501	Carson Sall

Ceiling Plan Proposed		
First Floor Level Reflective Ceiling Plan Existing	CS-1094_MLE-EX-552	Carson Sall
First Floor Level Reflective Ceiling Plan Proposed	CS-1094_MLE-EX-502	Carson Sall
Second Floor Level Reflective Ceiling Plan Existing	CS-1094_MLE-EX-553	Carson Sall
Second Floor Level Reflective Ceiling Plan Proposed	CS-1094_MLE-EX-503	Carson Sall
Reinstated Windows	CS-1094_MLE-EX-600	Carson Sall
Proposed Reinstated Windows	CS-1094_MLE-EX-601	Carson Sall
Proposed Typical Wall Finishes	CS-1094_MLE-EX-602	Carson Sall
Proposed Smoke Riser Details	CS-1094_MLE-EX-603	Carson Sall
Proposed Lift Riser Details	CS-1094_MLE-EX-604	Carson Sall