



Supporting Planning Statement

St Gabriel's Hall, Oxford Place, Manchester

On behalf of McLaren Property and the Sisters of the Cross and Passion

September 2022

Contents

1.	Introduction	3
2.	Site and Surroundings.....	6
3.	The Site's Planning History	10
4.	Proposed Development	12
5.	Planning Policy Context	21
6.	Planning Assessment	31
7.	Environmental Considerations	45
8.	Planning Balance.....	49
9.	Summary and Conclusions.....	51

Appendices

Appendix I	Site Location Plan
Appendix II	Submission Schedule
Appendix III	EIA Screening

Report title: Supporting Planning Statement

Prepared by: Emma Sandham and Nicola Simpson

Reviewed by: Neil Lucas

Status: Final Draft for Client Review

Draft date: 30 September 2022

For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Supporting Planning Statement ('SPS') has been prepared by Avison Young ('AY') on behalf of McLaren Property Limited and The Sisters of the Cross and Passion ('the Applicants'), in support of an application for full planning permission submitted to Manchester City Council ('MCC') at St Gabriel's Hall, Oxford Place, Rusholme ('the site'), as shown on the Location Plan at **Appendix 1**.

1.2 The application proposes the following description of development:

"The demolition of certain buildings and the erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation, together with associated landscaping, cycle parking, car parking and associated works."

1.3 The proposed development is described fully in the Design and Access Statement prepared by SimpsonHaugh Architects and presented on the submitted application drawings. The application proposals have been developed in consultation with MCC officers, other key stakeholders and the local community. A Statement of Community Engagement has been prepared by AY to describe the engagement undertaken with key stakeholders and the community; this document is submitted in support of this application as a standalone document.

1.4 This SPS assesses the development proposal against relevant planning considerations, including national and local planning policy and other material considerations. It provides the planning justification for why the proposal represents policy compliant sustainable development and should be approved.

1.5 The application is accompanied by a suite of supporting documents, the scope of which has been prior agreed with MCC Officers through pre-application discussions. A schedule of submission documents which accompany the submission can be found at **Appendix 2**.

McLaren Property

1.6 Established in 2010, McLaren have forged a reputation as a dynamic, innovative and ambitious developer. With a portfolio spanning several sectors including student, residential, senior living, logistics and commercial developments, the business has a passion for building developments of the highest quality, incorporating contemporary design, superb build quality and exceptional finishes.

1.7 McLaren have a growing portfolio of investment and development properties in key University towns and cities across the UK. Their student accommodation strategy focuses on these prime centres,

supported by world renowned universities. Examples of McLarens recent successes in the student sector include The Oaks in Coventry (The University of Warwick) and Paris Gardens, London.

The Sisters of the Cross and Passion

- 1.8 Sisters of the Cross and Passion is a Roman Catholic religious institute founded in 19th-century Manchester, England, by Elizabeth Prout, later called Mother Mary Joseph. It is part of the larger Passionist movement.
- 1.9 In 1920, the Passionist Sisters furthered their work supporting women by founding St Gabriel's Hall within The Lodge. By establishing a sorority hall, the Sisters of the Cross and Passion enabled many women to attend university. The Sisters of the Cross and Passion support the regeneration of the site to bring it back into use.

EIA Screening

- 1.10 The EIA Regulations require that for certain planning applications, an EIA must be undertaken. Schedule 1 of the EIA Regulations lists developments that always require EIA and Schedule 2 of the EIA Regulations list developments that may require EIA if it is considered that they could give rise to significant environmental impacts.
- 1.11 Regulation 6 of the EIA Regulations makes provision for a developer to request a 'Screening Opinion' from the Local Planning Authority (LPA) to ascertain whether an EIA is required if a development is classed as a Schedule 2 development. As required by the EIA Regulations, the request for a Screening Opinion should provide a description of the likely significant effects on the environment. It should also provide details of proposed mitigation measures which may avoid or prevent what might otherwise have been significant adverse effects.
- 1.12 The proposed development exceeds the dwelling threshold of 150 dwellings and therefore the application has been screened under Schedule 2, Class 10 'Infrastructure Project' Subsection (b) 'Urban development project and an EIA Screening Request has been prepared on this basis. An EIA Screening Report prepared by AY was submitted to MCC on 3rd May 2022 (**Appendix III**). For reasons set out within the report, AY consider that an EIA of the proposals would not be required.

Structure of this SPS

- 1.13 This SPS is intended to address the relevant planning considerations and the case for development on the site. It considers the proposals in light of national and local planning policy and is structured as follows:

-
- **Chapter 2-** describes the site and the surrounding area, including any known environmental constraints;
 - **Chapter 3-** sets out the planning history for this site;
 - **Chapter 4-** describes the proposed development;
 - **Chapter 5** – sets out the relevant planning policy framework and any material planning considerations;
 - **Chapter 6** – appraises the development proposals against the statutory Development Plan and other material considerations;
 - **Chapter 7-** appraises the proposals against key technical and environmental matters;
 - **Chapter 8** - sets out the planning balance in favour of the development; and
 - **Chapter 9** - sets out a summary and conclusion.

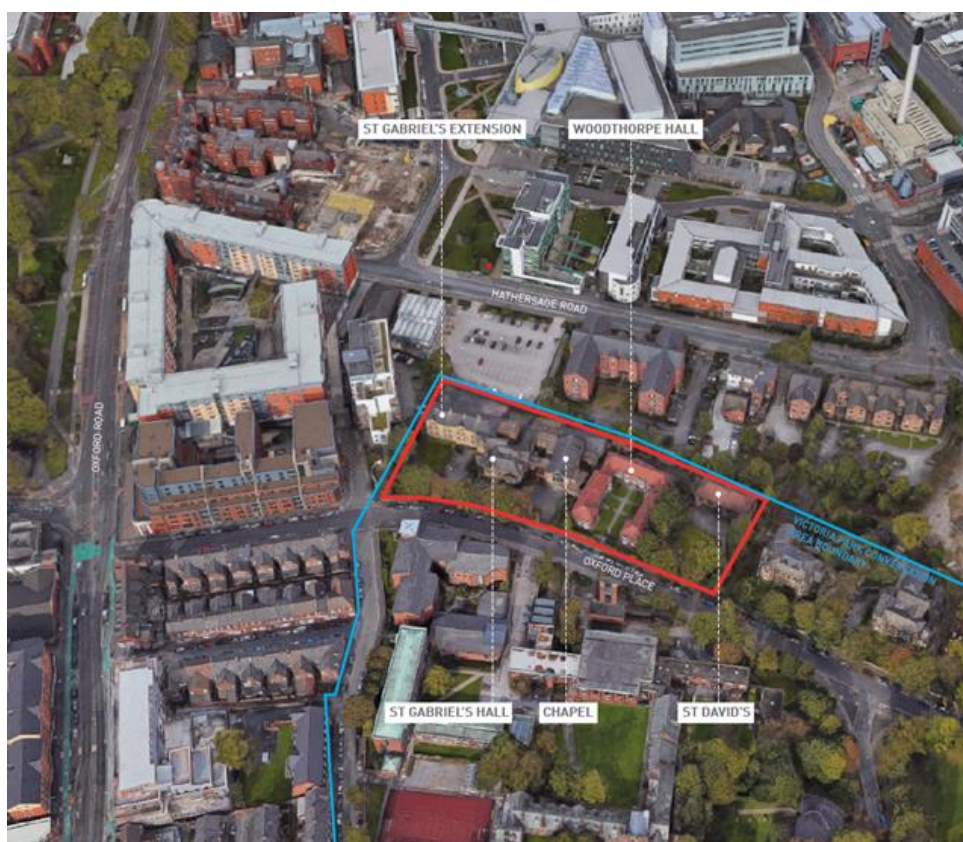
2. Site and Surroundings

- 2.1 This chapter discusses the site's location, characteristics of the surrounding area, its sustainability, and environmental constraints.

The Site

- 2.2 The site extends to approximately 0.65 ha and is located within the administrative boundary of Manchester City Council ('MCC'). A copy of the Site Location Plan is contained within **Appendix I**.
- 2.3 The site is located on Oxford Place, adjacent to Oxford Road, within the designated Oxford Road Corridor, south of the city centre. It is a former halls of residence associated with the University of Manchester and is located within the Victoria Park Conservation Area. The site is located within the Victoria Park area of Manchester. The site is generally rectangular in shape and currently comprises three buildings referred to as St. Gabriel's Hall (including the Chapel, Hall and Extension) Woodthorpe Hall, and St. David's Hall. These buildings have all remained vacant since the site was vacated in 2019. Figure 2.1 below shows the current buildings on site.

Figure 2.1 Existing Site



2.4 A brief description of the various elements of the site is as follows:

- **St Gabriels Hall:** The St Gabriel's Hall Site comprises a sprawling building formed of three main phases; the original c1850s villa called "The Lodge" to the centre, a 1922 residential accommodation block to the east, and a 1963 chapel to the west. St Gabriel's Hall was established in 1920 by the Sisters of the Cross and Passion (otherwise known as the Passionist Sisters), as a women's only halls of residence connected to the University of Manchester. In 1963 a modern, purpose-built chapel was added to the villa's eastern side. Linking the gap between "The Lodge" and the Woodthorpe Hall flats. The hall and its extension is internally laid out as student bedrooms with shared bathrooms and amenity space.
- **Woodthorpe Hall:** Woodthorpe Hall comprises a 2 storey U-Shaped building with an internal layout of thirteen ground floor and first floor student cluster flats, all of which are accessed by external doors facing inwards to a central courtyard. Each flat has a sitting room, two or three bedrooms, bathroom, kitchen and larder.
- **St David's Hall:** The church hall was built in 1935 as part of wider proposals for a new church that were never realised. It was most recently used as ancillary amenity space to the student accommodation.

2.5 The Site is bounded by a car park and the backs of buildings located on Hathersage Road to the north, by Nos. 5 and 7 Oxford Place to the east, by No. 11 Rusholme Place to the west, and by Oxford Place to the south.

2.6 Building heights within the site vary between 2 and 5 storeys. The site is situated immediately to the east of residential and student residential buildings of up to 8 storeys, with other buildings near to the site of 3 to 6 storeys in height.

2.7 Vehicular, pedestrian and cycle access to the site is via Oxford Place. There are currently separate access points to St Gabriel's Hall, Woodthorpe Hall and St David's Hall. A separate alley, outside the site boundary, links the site from the north edge to Hathersage Road.

Surrounding Area

2.8 The surrounding area is mixed in use and includes commercial and retail use, education facilities, residential use / student accommodation, leisure uses and transport infrastructure.

-
- 2.9 This Site is well connected in terms of access to services. It is approximately 2km to the south of Manchester City Centre and is located near to Oxford Road, which contains a multitude of high street shops and various restaurants, bars and leisure facilities.
- 2.10 Whilst the closest train stations to the site are at Ardford and Manchester Oxford Road, 2.2km and 2.4km walking distance away respectively, the area is well served by local bus services and walking and cycle infrastructure. Most notably this includes a Bee Network Docking Station and cycle hire hub adjacent to the site on Oxford Place.
- 2.11 In terms of public transport accessibility, the site provides high levels of bus accessibility. The closest bus stops to the Site are on Oxford Road adjacent to Whitworth Park, an approximate 250m walk from the site with footways and signalised crossing over Oxford Road provided. These provide services to Stockport to the south and Manchester City Centre (Northern Quarter) to the north. Further services to Stretford, Didsbury and railway stations at Levenshume, Mauldeth Park and Manchester Piccadilly are also available from Moss Lane East on the western side of Oxford Road, also a 250m walk from the site.

Environmental Constraints

- 2.12 According to the Environment Agency's Flood Risk Map for Planning, the entirety of the site and its immediate surroundings are located within Flood Zone 1, where a low risk of flooding is anticipated (indicating an annual probability of fluvial flooding of less than 1 in 1,000).
- 2.13 None of the buildings that form the Site are statutorily listed and the Site is not within the immediate setting of any listed building. The site is situated within the north-west edge of the Victoria Park Conservation Area, which was designated in March 1972.
- 2.14 No statutory or non-statutory ecologically protected sites lie within the site boundary or immediately adjacent to it. The nearest statutory protected site is Highfield Country Park Local Nature Reserve (LNR) located approximately 3.3km to the south-east of the site. The nearest non-statutory protected site is Ashton Canal Site of Biological (SBI) located approximately 2.3km to the north of the site at the closest point.
- 2.15 None of the trees on the site are protected by a Tree Preservation Order ('TPO').
- 2.16 According to Historic England, there are no heritage designations (Scheduled Monuments, Grade I, II* and II Listed Buildings, Registered Parks and Gardens or Registered Battlefields) within, or adjacent to the site boundary.

-
- 2.17 The site is located close to, but outside of the Manchester Air Quality Management Area (AQMA). The AQMA has been designated for exceedance of Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀).

Summary

- 2.18 The site is situated in a highly sustainable and accessible location, within very close proximity to a range of existing transport infrastructure, shops, services and leisure facilities. The surrounding area exhibits good levels of pedestrian infrastructure linking the surrounding area to Manchester City Centre and excellent links to public transport via Oxford Road allowing for a reduced reliance on private motor vehicles.

3. The Site's Planning History

3.1 According to Manchester City Council's online planning application map search, the site has been subject to the following planning applications relating to each building on site

St Gabriel's Hall (Extensions and Chapel)

3.2 The following previous planning applications relate to the St Gabriel's Hall building:

- Application ref: F15158- Conversion of laundry and recreational room into study bedrooms and ancillary accommodation- Outcome unknown February 1981;
- Application ref: 020250- Fire precautions and secondary means of escape- Approved 7th October 1983;
- Application ref: 022416- Construction of a covered walkway between main hall and entrance- 10th October 1984;
- Application ref: 068293/LO/2003/N2- Listed Building Consent Upgrade of fire precautions, electrical and mechanical installations and decoration throughout- Approved 24th June 2003.
- Application ref: 083601/TCA/2007/N2- Notification of intent to carry out works to trees within Victoria Park Conservation Area - Various works to trees- Approved 18th July 2007; and
- Application ref: 105241/FO/2014/N2- Alterations to existing boundary treatment in north west corner of site- Approved 22nd May 2014

Woodthorpe

3.3 The following previous planning applications relate to the Woodthorpe building:

- Application ref: 044394/FU/CENTL2/93- Change of use to training and educational centre, including private club and function room with licensed bar- Approved 20th January 1994; and
- Application ref: 053982/FO/CENTL1/98- Elevational alterations- Approved 21 January 1999.

St David's Hall

3.4 The following previous planning applications relate to the St Davids Hall building:

- Application ref: 046914/RU/CENTL2/94- Permanent consent for a training and educational centre including private club/ function room with licensed bar previously approved under temporary permission (044394)- Approved 3rd March 1995

-
- Application ref: 072352/TCA/2004/N2- Notification of intent to carry out works to trees within Victoria Park Conservation Area - Remove deadwood from upper canopy of Sycamore and fell 1 Ash tree- Approved 5th August 2004; and
 - Application ref: 131093/TCA/2021- Works to trees - group of trees along the boundary with and overhanging Oxford Place - Crown lift to 3m over pavement and 5.2m over highway- Approved 2nd August 2021.

Summary

- 3.5 It is the Applicants understanding that the planning history establishes that the overarching existing land use of the site is for student accommodation. The buildings have been subject to numerous planning applications which have made successive external alterations to the premises. None of the previous applications on site would impact the current proposals.

4. Proposed Development

- 4.1 This section of the SPS provides a summary of the proposed development. A Design and Access Statement prepared by SimpsonHaugh Architects Limited has been provided in support of this application and provides a detailed description of the proposals.

Description of Development

- 4.2 The planning application will be a detailed application. It seeks full planning permission to redevelop the site and provide new residential space. The full description of development is:

“The demolition of certain buildings and the erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation, together with associated landscaping, cycle parking, car parking and associated works”.

- 4.3 The design proposals for the site can be broken down into the following components:
- i) The partial demolition of St Gabriel's Hall (1922 Extension / modern lean-to's and extensions), retaining the original lodge and chapel. Alterations to internal layouts to increase number of student accommodation rooms and maximise amenity space provision;
 - ii) The demolition of St David's Hall;
 - iii) The renovation of Woodthorpe Hall, alterations to internal layouts; and
 - iv) The erection of two new part 4, part 5 storey student accommodation blocks which will 'bookend' the eastern and western edges of the site.

Figure 4.1 Proposed Layout Plan



-
- 4.4 The existing buildings will be predominantly used for studio bedrooms, with the Chapel and adjoining lower ground floor areas of St Gabriel's Hall providing amenity spaces. Plant spaces are proposed to the rear of the site and in the lower ground under the St Gabriel's Hall. Entrances to all blocks are accessed off new courtyards created between the various buildings. The main site entrance is opposite the Chapel, with the concierge being located at Lower Ground Floor within the Chapel. Areas identified as amenity not within the chapel will be used for management offices, laundry rooms and other service spaces for the students. Accessible studio units will be situated in all blocks with the exception of St Gabriel's Hall (Lift access is not possible to existing St Gabriel's Hall), with 1. accessible studio at Ground Floor in Building 03, 7No. in Woodthorpe and 8No. in Building 04.

Initial Heritage Appraisal

- 4.5 A Heritage Appraisal was undertaken as a starting point for establishing scheme design. This Appraisal combined an assessment of the physical state of the existing buildings on the site with historic research to culminate in a series of Significance Appraisals for each of the buildings / elements of the site. These Significance Appraisals helped to create an initial 'vision' for the redevelopment of the site which was developed further with technical input and extensive consultation with key stakeholders.

Use and Amount

- 4.6 The proposed development comprises a total of 319 student accommodation bedrooms, both studios and cluster kitchens, split across two new-build and two existing buildings (St Gabriel's Hall & Woodthorpe). To supplement this there will be an amenity provision on site utilising part of the existing St. Gabriel's Hall building and adjoining Chapel. This will include amenity spaces such as lounges but also house the main entrance to the scheme as well as back of house (BOH) spaces to the rear.
- 4.7 The accommodation proposed for the existing buildings will be studio units, utilising the existing rooms in St Gabriel's Lodge and Woodthorpe where appropriate to minimise removal of historic fabric. The new-build elements have a mixture of studio units and all of the proposed cluster bedrooms and kitchens. The accommodation will provide 9,686 sq m of gross internal area in total, with the mix of student rooms broken down as follows:
- 319 Total Student Rooms comprising:
 - 137 Studio Bedrooms
 - 102 Cluster Bedrooms

Scale & Layout

- 4.8 The layout of the proposed development sees the new buildings form bookends to the existing site, framing the existing buildings of St Gabriel's Hall, The Chapel and Woodthorpe.
- 4.9 The existing buildings will largely be retained in their original forms with demolition proposed to the elements considered to have less heritage value, including the existing 1922 extension to the rear of St Gabriel's lodge as well as several lean-to extensions added to the buildings over its lifespan to the rear of the buildings, which are of little to no merit and create a lack of definition to the site and existing buildings at present.

St Gabriel's Lodge

- 4.10 St Gabriel's lodge is spread over four levels with a pitched roof, the lowest of which forms a basement under the lodge and due to existing topography is exposed and becomes the ground floor of the chapel.
- 4.11 The lower ground floor of St Gabriel's under the main lodge building will accommodate plant and ancillary spaces. The external levels are lower adjacent to the Chapel allowing the main entrance and reception to be at lower ground floor. The main hall will be used for shared amenity space, with the remainder of the lower ground in the link building and under the former chapel being used as ancillary space. The former chapel / library to the rear of the lodge is to be re-planned into 3 studios, with a further studio in the link building between St Gabriel's lodge and the chapel. The upper floor of the chapel (now one storey above external level) will use the existing hall as an amenity space (lounges etc.). The Upper floors of St Gabriel's lodge will accommodate 5.No studio rooms retaining the principles of the existing room layout.
- 4.12 The studio layouts for St Gabriel's lodge take advantage of the existing room layouts, sash windows and existing internal features such as intricate cornicing, ceiling roses and timber shutters. These rooms boast much larger ceilings than typical student accommodation and will be unique in their character and size. Taking advantage of the space available means bedroom spaces can be arranged to make them feel separate from the lounge / kitchen spaces.

Figure 4.2 CGI of St Gabriel's Hall



Woodthorpe

- 4.13 Woodthorpe is an existing two storey pitched roof building. Both floors in Woodthorpe are to be refurbished to provide studios and accessible studios, which will require some alterations to the existing layouts. The stairs to two wings of the building are to be removed and replaced in line with modern building regulations. The proposals include improvements to the external courtyard to remove the centralised path and create a green 'collegeate' square, and to provide improved step free access to ground floor bedrooms.
- 4.14 The treatment of studios in Woodthorpe is similar to that in St Gabriel's Hall albeit more internal alterations are required to improve the layout to provide modern, fit-for-purpose studio accommodation.

Figure 4.3 Woodthorpe Hall South Elevation



New Build Elements

- 4.15 The scale of the new build elements of the scheme seek to respond to the heights of the existing buildings, with both buildings at four storeys tall and a change in elevation treatment relating to the roof line of St Gabriel's lodge to reduce the scale at the tops of the buildings. The western most new build gains an additional partial storey towards the rear of the site to respond to the change in scale from the lodge to the proposed 'City Labs' building on an adjacent site (consented) and the large residential/ student accommodation buildings to the west between the site and Oxford Road.
- 4.16 The ground floor plans on both buildings provide entrances and escape exits to and from the building, and access to the cluster bedrooms and studios at ground floor. The typical floors on the new builds are comprised of two horizontal wings linked by a section containing studio apartments and the core. Each cluster contains a shared living/kitchen/dining space. Clusters vary between 5 and 8 bedrooms each with 3 clusters on each typical floor.
- 4.17 Studios in the new buildings largely follow a more standardised layout than those within the refurbished existing buildings, but similarly each studio bedroom includes a kitchenette and ensuite bathroom, together with bed and study spaces. Cluster rooms have a standardised layout with an ensuite to the side of the entrance doors (served from a communal corridor). Each room has a double bed with a desk and wardrobe.
- 4.18 Both buildings include a partial top floor at level 04 which takes the form of the linear section to the northern side of each building. The roof space at level 04 will be a sedum roof for maintenance access only.

Figure 4.4 Appearance of New Buildings



Appearance

- 4.19 The new-build blocks will both be brick grided buildings that take their colour from their existing neighbours, a buff colour is to be used next to St Gabriel's Hall and a red brick for the block next to Woodthorpe. The brick colour will change for the top level of each building to a dark grey and deeper red respectively to relate to the change in colour of the roofs of both St Gabriel's Hall and Woodthorpe respectively and step back to visibly reduce the mass of the buildings. Patterned brickwork, taking existing brick detailing on St Gabriel's lodge as inspiration, is to be used in the recesses in the brick grid to give additional depth and visual quality on the gable end and courtyard elevations.
- 4.20 For the existing buildings the strategy is to retain the character and appearance of both St Gabriel's Hall and Woodthorpe, whether through repair or replacement where necessary. The demolition of the rear lean-to spaces will give more clarity both internally in terms of use and externally for the movement around the site, defining each building to a greater extent and giving it more standing within the site. The conservation area boasts a number of lodges sat within a landscape, and the design of the scheme seeks to enhance and retain this with green spaces onto Oxford Place relating the new and existing buildings to their setting, with the retention and creation of several courtyard spaces which sit between the buildings continuing the green spaces throughout the site and providing external amenity for the residents.
- 4.21 A detailed schedule of proposed alterations to those existing buildings which are to be retained can be found at Section 3.19 of the DAS.

Figure 4.5 CGI of View of Proposal from Oxford Place



Access and Parking

- 4.22 The development is proposed to be largely car free, with the exception of delivery and emergency vehicles. Two electric vehicle charging equipped blue badge holder spaces would also be provided. Other than emergency vehicles, vehicular traffic on site would be confined to one entry and exit loop in front of St Gabriel's Chapel. Vehicular entry to the site would be gated and controlled.
- 4.23 General vehicle access would be limited to delivery and blue badge holders only during normal parts of the year. Entry would be controlled via a fob and intercom arrangement. Special dispensation would be allowed for 'moving in / moving out' days. A specific 'move in / move out' strategy would be operated by the site management team. This would likely involve the use of an online booking portal which would allocate new or departing residents a timeslot in which they could access the site with a vehicle for packing / unpacking. The incorporation of a time slot system would avoid residents arriving during congested periods and impacting on Oxford Place and the local road network surrounding the site. Aside from this, no vehicular access will be permitted into the public realm during typical days.
- 4.24 With regards to vehicle and cycle parking, the scheme will provide 2No. accessible spaces on the existing driveway in front of St Gabriel's Lodge. In addition, 160 secure cycle spaces will be provided in double stacked units, with 18 visitor spaces provided by means of Sheffield Stands.

Accessible Rooms

- 4.25 Internally, the new-build accommodation main entrances lead directly to the circulation cores, which provide access to all floor levels. Each level is served by lift and stair core containing two passenger lifts. All rooms are located along wheelchair accessible routes from the vertical circulation cores. The internal circulation strategy will be developed to meet the requirements for Approved Document Part M.
- 4.26 As demonstrated in the accommodation schedule the scheme meets the 5% provision of accessible/adaptable bedrooms and studios as per the requirements of Part M. Given the nature of the existing buildings however it is not feasible to retro-fit a lift into both St Gabriel's Lodge (albeit a lift will serve both levels of the amenity space) and Woodthorpe given the tight circulation spaces existing in the buildings and level changes on upper floor levels that cannot be overcome with compliant ramps due to space constraints. The landscape around the ground floor of Woodthorpe has been developed to give level access to all rooms to allow 7 of the 18 Accessible Studios to be in the existing building.

Trees

- 4.27 Large and mature trees are a distinctive characteristic of the Victoria Park Conservation Area and are to be a key part of the landscape at the site. A tree survey conducted for the Applicants identifies that

there are currently 32 individual trees on site, which are primarily either Category B or C. Some trees are Category U and are recommended for removal on health and safety grounds.

4.28 In order to facilitate the two new buildings proposed on site, there will be some limited removal of trees, which will be compensated for by a number of additional trees being proposed. All remaining trees to be retained will be integrated into the design of the landscape in accordance with BS 5837:2012 Trees in relation to design, demolition and construction recommendations.

4.29 Overall, there are 23 new trees proposed on site in addition to 15 of the existing trees being retained. This is an overall increase of 6 trees on site. In addition, there will be an increase in soft landscape on site of 785m² (18% increase) across the whole site, compared to what is currently existing.

Figure 4.6 Illustrative Landscape Layout



Landscape and Amenity Area Proposals

4.30 Due to various elements being added to the site at different points in history, there is no holistic landscaping theme running through the site as this has been previously added in in a piecemeal way at the time the existing buildings have been built or extended. The redevelopment of the site will create an attractive environment with clear landscaped zones which are complementary to the built development and its significance.

-
- 4.31 The proposed landscape will provide a high quality environment for students to enjoy, that offers a contemporary response to the buildings on site and the wider Victoria Park Conservation Area. Materials and finishes will provide texture and visual warmth and contribute to creating a comfortable setting to live in. Planting and trees will be widespread across the site, with focus on semi-evergreen and ever green structure and interspersed seasonal interest.
- 4.32 The site frontage will incorporate retention of the majority of existing trees to maintain a mature and established character along Oxford Place. In order to create an attractive environment, the integration of new, high quality planting and hard landscape will offer a sophisticated and rationalised appearance.
- 4.33 Within courtyard areas, various seating opportunities will be created for individuals or small gatherings. The inclusion of verdant planting will provide calming and attractive spaces to overlook and to occupy. Within the peripheral areas around the edge and back of the site that primarily focus on pedestrian circulation and providing an attractive setting to the buildings there will be a focus on soft landscape, with a mixture of mixed ornamental planting, lawns trees and wild flower meadows.

Summary

- 4.34 In summary, the proposals have been designed with due regard given to the technical assessments undertaken by the Applicants' project team. The proposed development represents a high quality comprehensive scheme undertaken in line with best practice guidance. The proposed development will provide high-quality new student accommodation together with new landscaping, providing a positive regeneration in keeping with the local area and conserving the local historical interest of the site.

5. Planning Policy Context

- 5.1 This chapter describes the relevant adopted local planning policies as well as national planning policy and other material considerations relevant to the determination of this application.
- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3 For the purposes of this application, the Development Plan comprises:
- The Manchester City Council Core Strategy Development Plan Document (2012); and
 - The saved policies of the Unitary Development Plan (1995).
- 5.4 According to Manchester City Council's Interactive Planning Policy Map, the site is not allocated for a specific use, however the map does identify the site as being located within Central Manchester (Policies EC8 and H5), and Inner Areas (Policy SP1).

Core Strategy Development Plan Document (Core Strategy) 2012

- 5.5 The Core Strategy was adopted on 11th July 2012 and it is the key document to guide development in the City over the plan period (2012-2027).
- 5.6 The key policies of the Core Strategy, relevant for this application are outlined below:
- **Policy SP1 (Spatial Principles)**- This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027. It states that Central Manchester will be one of the neighbourhoods which will see the majority of new residential development. New development should maximise the potential of the City's transport infrastructure. Development in all parts of the city should make positive contributions to neighbourhoods of choice, minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible. Additionally, development should improve access to jobs, services, education and open space by being located to reduce the need to travel.
 - **Policy H5 (Central Manchester)**- Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to high value, high quality development.
 - **Policy H12 (Purpose Built Student Accommodation)**- The provision of new purpose built student accommodation will be supported where the development satisfied the criteria below:

-
1. *Sites should be in close proximity to the University campuses or to a high frequency public transport route;*
 2. *High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area;*
 3. *Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes;*
 4. *Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area;*
 5. *Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area;*
 6. *Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value;*
 7. *Consideration should be given to provision and management of waste disposal facilities;*
 8. *Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces; and,*
 9. *Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.*
- **Policy T1 (Sustainable Transport)-** to deliver a sustainable, high quality, integrated transport system to encourage a modal shift away from car travel to public transport, cycling and walking, the Council will support proposals that, improve choice by developing alternatives to the car, improve access to transport services and facilities, improve pedestrian routes, improve the cycle network, reduce the negative impacts of road traffic, and account for the needs of road users according to the hierarchy which prioritises pedestrians, disabled people and cyclists.
 - **Policy T2(Accessible Areas of Opportunity and Need)-** the Council will actively manage patterns of development to ensure that new development is located to ensure good access to the City's main economic drivers, and is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and recreational opportunities. Development should provide car parking facilities in accordance with the Council's car parking standards. Major applications should be supported by proportionate Traffic Impact Assessments and Travel Plans.

-
- **Policy EN3 (Heritage)**- the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
 - **Policy EN4 (Reducing CO2 Emissions by Enabling Zero and Low Carbon Development)**- All development must follow the energy hierarchy, being designed to reduce the need for energy through sustainable design features. New development and refurbishment schemes should use building materials with low embodied carbon.
 - **Policy EN9 (Green Infrastructure)**- New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function.
 - **Policy PA1 (Developer Contributions)**- Where needs arise as a result of development, the Council will seek to secure planning obligations. The nature and scale of planning obligations sought will be related to the form of development and its potential impact upon the surrounding area.
 - **Policy DM1 (Development Management)**- All development should have regard to the following specific issues:
 - *Appropriate siting, layout, scale, form, massing, materials and detail;*
 - *Impact on the surrounding areas in terms of the design, scale and appearance;*
 - *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation;*
 - *Accessibility;*
 - *Safety and crime prevention;*
 - *Adequacy of internal accommodation and external amenity space;*
 - *Refuse storage and collection;*
 - *Vehicular access and car parking;*
 - *Effects relating to biodiversity, landscape, archaeological or built heritage;*
 - *Green Infrastructure including open space, both public and private; and,*

-
- *Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques, new residential developments should meet Code Level 6 of the Code for Sustainable Homes Standards.*

Extant Unitary Development Policies (UDP) 1995

5.7 The key policies of the UDP relevant for this application are outlined below:

- **Policy DC7a.1 (Large Buildings of Historic and/or Architectural Interest)-** The re-development of large buildings of local historic/architectural interest in extensive grounds will only be permitted where there is no loss to the visual character and amenity value of the site, nor to the visual quality and interest of the local area.
- **Policy DC18.1 (Conservation Areas)-** The Council will seek to preserve and enhance the character of its designated Conservation Areas. The Council will consider the relationship of new structures to neighbouring buildings or spaces, and the effects of major changes to appearance of existing buildings, the desirability of retaining existing features. The Council will not normally grant outline planning permission for development within Conservation Areas. Consent to demolish a building within a conservation area will only be granted when it can be shown that it is beyond repair, incapable of beneficial use, or where its removal or replacement would benefit the appearance of the character area. Demolition will only be permitted where there are approved detailed plans for redevelopment.

Other Material Considerations

5.8 There are a series of other planning policy guidance documents at the national level that are relevant to the determination of this application comprising:

- National Planning Policy Framework ('NPPF') (July 2021);
- National Planning Practice Guidance (March 2014);
- Manchester City Council Green and Blue Infrastructure Strategy (July 2015);
- Corridor Manchester Spatial Framework;
- Oxford Road Corridor Strategic Spatial Framework (March 2018); and,
- Manchester City Council Report for Resolution- Executive: Purpose Built Student Accommodation Manchester (December 2020).

A summary of these documents is provided below.

National Planning Policy Framework (NPPF) (2021)

- 5.9 The revised NPPF was published in July 2021. The NPPF sets out the Government's planning policies and guidance and how this can be applied. The NPPF is a material consideration in the determination of planning applications.

Achieving Sustainable Development

- 5.10 Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the Framework sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

"Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, of the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 5.11 Paragraph 8 of the Framework emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 defines "sustainable development" and highlights the three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

*"a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using*

natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Delivering sufficient supply of homes

- 5.12 Chapter 5 of the NPPF relates to delivering a sufficient supply of homes. Within this chapter, paragraph 62 states housing for different groups, including students, should be assessed and reflected in local policy.

Making effective use of land

- 5.13 Chapter 11 of the NPPF is entitled Making effective use of land. Paragraph 120 of this Chapter states planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for identified needs, and promote and support the development of under-utilised land and buildings, especially if this would help meet identified needs where land supply is constrained and available sites could be used more effectively.

Conserving and enhancing the historic environment

- 5.14 Chapter 16 of the NPPF regards conserving and enhancing the historic environment. Paragraph 194 states that in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, the level of detail should be proportionate to the asset's importance.

- 5.15 Paragraph 197 states *“in determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

- 5.16 Paragraph 206 specifies *“local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*

- 5.17 This section continues by clarifying not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building which makes a positive contribution to the significance of a Conservation Area should be treated either as substantial harm or less than substantial harm, as appropriate.

National Planning Practice Guidance (NPPG) (2014)

- 5.18 National Planning Practice Guidance ('NPPG') was introduced in March 2014. The NPPG replaced a considerable amount of former guidance comprising Planning Policy Guidance Notes and Planning Policy Statements.
- 5.19 The NPPG provides guidance relating to the 'Historic Environment'. With regard to decision-making, the NPPG refers to 'significance' stating that, in terms of heritage-related planning policy, it is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 5.20 With regard to providing an assessment of the impact of proposals on the significance of affected heritage assets, the NPPG emphasises that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 5.21 The NPPG emphasises the importance of good design and making effective use of land. It recognises design as an integral part of sustainable development. Good design 'responds in a practical and creative way to the function and identity of a place'. With regards to supportive more effective uses of land, the NPPG provides guidance on what tools and evidence should be used in the determination of applications.

Manchester Green and Blue Infrastructure Strategy (July 2015)

- 5.22 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.
- 5.23 The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure plan an important role as part of Manchester's overall resource.
- 5.24 The Strategy identifies this site as being located with "Central Manchester", where new developments are largely restricted to the redevelopment of key sites of the refurbishment of existing buildings. The strategy acknowledges the importance of existing parks in central Manchester for the local

communities and suggests smaller scale GI interventions such as street tree planting and community greening also have the potential for increasing the area's image, attractiveness and climate resilience.

Corridor Manchester Spatial Framework

- 5.25 Corridor Manchester is a strategically important economic contributor and a key growth area within the city. The Corridor Manchester Strategic Spatial Framework is a long term spatial plan for the Corridor which recognises that there is an inadequate pipeline of space for businesses and institutions within the Corridor to properly grow and realise its potential. This is evidently a constraint to the realisation of the Corridor Manchester vision.
- 5.26 The Framework seeks to strengthen the Corridor as a place to live, visit and work for students and knowledge workers from across the world. The strategy recognises that for the area to continue to be successful there needs to be a focus on the development of a cohesive, inclusive area. The development programme plans to deliver over 4 million sq ft of high quality commercial, leisure, retail, and residential space.
- 5.27 Corridor Manchester already contains one of the largest higher-education campuses in the UK with nearly 70,000 students studying at the University of Manchester (UoM), Manchester Metropolitan University (MMU) and the Northern College of Music. These educational institutions are world renowned and Manchester is recognised as a destination of choice for students across the globe. Both the UoM and MMU have put in place growth plans. This includes the UoM's £1 billion capital investment programme to deliver the 'world class estate' needed to support its 2020 vision to be one of the leading universities in the world by 2020. MMU has a ten year Estates Strategy with strategic investment proposals of c£300m.
- 5.28 This concentration of students is a key part of the success of the Corridor. It underpins and supports the research activities of the educational institutions, whilst the large population living, working and spending time in the Corridor give the area its vibrancy and contribute significantly to its large economic output. However, Manchester is operating in a highly competitive higher education market. The City must continue to look to enhance the student experience if it is to maintain its position on the world stage and realise its growth aspirations for the Corridor. As at present, the future success of Manchester as a student destination will, in part, underpin the realisation of the Council's aspirations for Corridor Manchester. This requires continued investment in the infrastructure which supports the student population and ensures the student experience remains world renowned. This requires investment in educational facilities but also extends to transport infrastructure, retail and leisure facilities and, critically, high quality and accessible residential accommodation. Consideration must be given to the whole student experience.

Oxford Road Corridor SSF (March 2018)

- 5.29 The site is located within the boundary of the Oxford Road Corridor Strategic Spatial Framework (SSF), which was adopted by Manchester City Council in March 2018. The Framework intends to support the strategic themes and objectives for the Corridor and guide decision making on planning applications.
- 5.30 The Framework recognises the need to accommodate further student accommodation; however, states that this should continue to be controlled in line with the City Council's Core Strategy Policy H12 and led by institutional partners with the wider city regeneration objectives in mind. It should be in line with evidenced demand and be in locations that are within a reasonable walking distance to the heart of the universities. This will include an upgrade of existing stock that is reaching the end of its life as well as additional provision. New student accommodation must incorporate a range of price points and be of a quality in terms of product management and pastoral care that will safeguard the student experience, particularly for first year and overseas students.

Manchester City Council Report for Resolution - Executive: Purpose Built Student Accommodation Manchester (December 2020)

- 5.31 This report informs the Executive of the outcome of a consultation exercise with key stakeholders, on purpose built student accommodation (PBSA) in Manchester. In addition, the report seeks the Executive's approval to use the outcomes to further inform a policy approach to purpose built student accommodation in Manchester, with a view of developing a policy position as part of the Local Plan review process.
- 5.32 This report acknowledges the significant economic contribution students make to Manchester whilst they live and study in the city. It also recognises the development of assets within the Oxford Road Corridor area is vital to capture the commercial potential of research and innovation and help to realise the economic potential of the Corridor. The report states, a high quality residential offer for students in appropriate locations, is critical for Manchester's Universities ability to attract and retain students in a global market.
- 5.33 The report confirms that accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area. It sets out numerous reasons why location is a significant consideration in determining the acceptability of new PBSA developments, such as how:

-
- New stock in appropriate locations represents an opportunity to deliver an improved student experience;
 - The location of accommodation close to University facilities is a critical issue in ensuring the safety and wellbeing of students; and
 - Given the current climate emergency and Manchester's commitment to be carbon neutral by 2038, it is increasingly important that the location of student accommodation in Manchester should continue to be driven by proximity to university campuses.

Summary

5.34 This chapter has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of this application. The following Chapter assesses the principle of development against the local and national planning policy framework in greater detail.

6. Planning Assessment

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 This Section of the SPS assesses the planning application proposals in the context of all the relevant planning policy and guidance outlined in the previous section. The following key planning considerations are addressed:

- The Schemes Contribution to Regeneration
- The Principle of Development and Student Need;
- Heritage Impacts;
- Design Quality and Visual Impacts;
- Landscaping and Public Realm;
- Amenity and Sustainability; and
- Access and Highways.

The Schemes Contribution to Regeneration

6.3 The contribution that a scheme would make to regeneration is an important planning consideration. The Regional and City Centre is the primary economic driver in the region and is crucial to its longer-term economic success. The City Centre must continue to meet occupier requirements and the growth and maintenance of the higher education function, and the infrastructure required to support it, is critical to economic growth.

6.4 There is an important link between economic growth, regeneration and the provision of a range of residential accommodation. The scheme would bring a high-quality building within the Oxford Road Corridor, which would positively respond to the local environment. A key objective for 'The Corridor' is to deliver the accommodation and infrastructure needed to attract students to Manchester and which matches its reputation as a world class place to study. This would ensure that Manchester remains competitive on a global higher education stage.

6.5 Once the development becomes operational, it is expected that significant full time equivalent jobs would be created from the development. The 319 students would generate their own expenditure. The development would be consistent with the regeneration frameworks for development in the area and would complement and build upon the City Council's current and planned regeneration initiatives.

The Principle of Student Use

- 6.6 The principle of a student accommodation use is acceptable in this location due to the site's previous use for student accommodation until it was vacated in 2019 due to the buildings not meeting modern student accommodation standards. Secondly the site is located in a sustainable location within the Oxford Road Corridor close to both the main Manchester University campuses, and is within walking distance of the city centre and all essential amenities. This is exactly where MCC is seeking to encourage new PBSA developments.
- 6.7 In policy terms, the proposals accord with Core Strategy Policy SP1 as it maximises the potential of the city's transport infrastructure, the proposal is located within a 250m walk from existing bus stops on Oxford Road, and most notably a Bee Network Docking Station and cycle hire hub is adjacent to the site on Oxford Place. Policy SP1 additionally requires new development to be located to reduce need to travel, this proposal comprises student accommodation and is located in proximity to the University of Manchester and Manchester Metropolitan University campuses, it is therefore accessible by foot to the buildings which are likely to be the most regular commute for its residents, thus reducing the need to travel.
- 6.8 Core Strategy Policy T2 reiterates the support for development in sustainable locations, with T2 requiring development to ensure good access to the City's main economic drivers. This site is 2.2km from Oxford Road Station which comprises the closest part of the city centre, it is therefore easily accessible to economic drivers via public transport or foot. To summarise, the principle of development is supported in this location due to it representing a highly sustainable site, in accordance with Core Strategy Policies SP1 and T2.
- 6.9 The principle of development is further supported as this proposal would represent the reuse of previously developed land, and the utilisation of vacant buildings. Core Strategy Policy SP1 states that development should reuse previously developed land wherever possible. Additionally, at a national level, the reuse of underutilised land and buildings is encouraged within Chapter 11 of the NPPF which relates to making effective use of land.
- 6.10 Most relevant to this scheme, the principle of development is acceptable because the scheme is compliant with Core Strategy Policy H12, which is the principal policy when accessing student accommodation schemes within Manchester. Policy H12 is a criteria based policy and requires, amongst other things, that sites should be in close proximity to the university campuses or to a high frequency public transport route which passes this area, that high density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail

facilities are within walking distance, that proposals should avoid causing an increase in crime in the surrounding area, that there will be no unacceptable effect on residential amenity in the surrounding area, and that developers will be required to demonstrate that there is a need for additional student accommodation, and that the proposed development is deliverable.

- 6.11 It is considered that this proposal satisfies all necessary criteria and as such the principle of an increase in student accommodation on the site should be supported. The criteria of this policy and a commentary on the schemes compliance is summarised in the table below.

Criteria	Scheme's compliance
1) Close proximity to university campuses and high frequency public transport route.	The site is located within the Oxford Road Corridor where MCC seeks to encourage new PBSA. It is 200m east of Oxford Road, along which the majority of the University of Manchester and Manchester Metropolitan University buildings are located. The nearest bus stop is located on Oxford Road approximately 250m from the site where regular bus services into the city centre run. The site was previously a University of Manchester Halls of Residence so clearly has close links and is in a location previously considered acceptable to the University. It is also located adjacent to existing PBSA at IQ Student's Wilmslow Park. In addition, the site is located an approximate 10 minute walk (c.800m) from the edge of the University of Manchester Estate Boundary as defined in the Oxford Road Corridor SSF, and an approximate 5 minute walk (c.480m) from the edge of the defined University of Manchester NHS Foundation Trust Estate Boundary. In a recent appeal decision (Land at Deansgate ref: APP/B4215/W/21/3287525) the Inspector concluded that whilst the supporting text to policy H12 refers to "close proximity" as within 500m, this should be disregarded and that it is not unreasonable for an able bodied student to walk for about 25 minutes from their accommodation to their university. On this basis the site's location clearly meetings this strand of Policy H12.
2) The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall	The planning application is accompanied by an Energy Standards Statement which has been prepared by CPW.

within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5

The total carbon reduction calculated for the new build elements is approximately 19% over current building regulations, when compared against the notional benchmark development utilising the current 2013 Part L CO2 emission factors. It is expected that energy demands and CO2 emissions will be significantly reduced through the proposed energy strategy compared to its previous usage of the refurbished buildings.

The proposal has also been designed to include several sustainable design features these including effective solar control, LED lighting, and heat recovery in ventilation systems, and targets a minimum 'Very Good' BREEAM rating.

- 3) High density schemes should be on sites where it is compatible with existing development, and where retail facilities are within walking distance. Additionally, they should not lead to increase in on street parking.

The proposal has been designed to compatible in scale with surrounding buildings along Oxford Place, whilst also being adjacent to much denser developments to the north and west along Oxford Road and Hathersage Road. The Oxford Road Corridor promotes high density development close to Manchester City Centre as well as the upgrading of dated halls of residence.

The highest point of the proposed new build development will be 5 storeys in height. The site is situated immediately to the east of residential and student residential buildings of up to 8 storeys, with other buildings near to the site of 3 to 6 storeys in height.

In terms of access to retail facilities, there is a Lidl foodstore located 230m west of the site on Oxford Road as well as Rusholme District Centre in close proximity to the south. The site comprises a highly sustainable location and is well served by public transport and bicycle parking facilities and as such will not lead to an increase in on street parking.

- 4) Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes.

The development is in accordance with national and local planning policies, and the scheme would bring significant economic, social and environmental benefits. This is a previously developed brownfield site that houses a former Student Halls of Residence that is no longer fit for purpose. The site's location within the Oxford Road Corridor supports new PBSA and the upgrading of existing student housing stock.

The careful refurbishment of the existing buildings with the most heritage value will allow these to be

restored and brought back into their previous student use, alongside high quality new buildings and public realm to house 319 students, which will make a significant contribution to the regeneration objectives of the Oxford Road Corridor and improving the overall setting of the Victoria Park Conservation Area.

- 5) Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area.

The site will be managed by a permanent on-site team, from the reception/staff area situated within the Chapel building, as indicated on the adjacent plan diagram. Each building will have secure fob access to all entrances.

The application is supported by a Crime Impact Statement produced by Greater Manchester Police to demonstrate the proposals are safe and secure for users and will not lead to an increase in crime.

- 6) Consideration should be given to the design and layout of student accommodation, with the aim of ensuring no unacceptable impacts on residential amenity.

Substantial consideration has been given to the design of this development, the proposal responds sensitively to its surroundings so as not to negatively impact residential amenity. This is discussed further in Section 4 of this SPS and in further detail within the submitted DAS.

- 7) Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value

The scheme comprises the re-use of vacant non-designated heritage assets (St Gabriel's Hall and Woodthorpe), which are considered to have heritage value within the Victoria Park Conservation Area. The extent of refurbishment and demolition has been carefully tested with MCC Officer, Local Ward Councillors, and local stakeholders and a balance struck to ensure the delivery of much needed refurbishment and a quantum of development that will be commercially viable.

The retained existing buildings are in urgent need of repair and restoration, given their age and the fact that they have been vacant for a number of years, resulting in significant degradation and impact on the overall conservation area. Care and attention will be taken with elements that need to be replaced, to retain the visual character and quality of the existing fabric. The majority of windows and doors on both the St Gabriel's Hall and Woodthorpe buildings are not original, and have been replaced at some point in the buildings life-span, either more recently in the case of

Woodthorpe (which now has uPVC replacement windows), and at various stages in its alteration in the case of St Gabriel's Hall. As a result of any demolition, newly exposed brickwork will either be made good or replaced with a visually similar brick. Similarly replacement of roof elements will be undertaken using visually similar materials.

The submitted DAS contains a detailed schedule of works which would be required to the existing buildings to ensure they meet modern student accommodation standards but will also ensure the heritage value of these buildings can be preserved and maintained in perpetuity.

- 8) Consideration should be given to provision A Waste Management Strategy has been prepared and management of waste disposal by Vectos to support the application proposals. facilities

The refuse storage provision is described including the number of bins for each recycling waste stream and how it would be managed on-site to ensure the Bin Stores are kept clean.

Residents will benefit from three colour coded waste bins within each kitchen / studio unit. The waste will then be transferred from each unit by the respective residents. The oversight for waste management would be from the on-site facilities management team for the development. They would ensure that residents are informed about recycling, that the bin stores are kept clean and if there is a need to rotate full bins and present them for filling by residents they will do so.

Waste will be collected on a weekly basis by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. It is proposed that this is conducted through MCCs council refuse collection scheme.

- 9) Developers will be required to demonstrate that there is a need for accommodation in Manchester is discussed in additional student accommodation or that further detail below, and a standalone Student they have entered into a formal agreement Need Assessment by Cushman and Wakefield has with a University, or another provider of been submitted as part of this application. higher education

It is also noted in the recent appeal decision referenced above (ref: APP/B4215/W/21/3287525) that there is a quantitative and qualitative need

for new PBSA, which is acknowledged in MCC's December 2020 Executive Report on PBSA.

10) Applicants/ developers must demonstrate their proposals are deliverable

The Applicants are committed to delivering the scheme and have carefully designed the scheme to ensure that it is deliverable. The application is supported by a Viability Statement prepared by AY to demonstrate that the quantum of development proposed is the minimum necessary to bring forward the development, to justify demolition of non-designated heritage assets and the scale of new buildings; and to demonstrate that the scheme is deliverable.

The appraisal within the Viability Statement generates a profit to ensure the scheme is deliverable in accordance with Policy H12, however, the Statement also demonstrates in financial terms that the proposed scheme is the minimum necessary to create a viable / deliverable scheme. The alternative scenarios tested unequivocally prove that the two new buildings are fundamental to ensuring a deliverable scheme, without these elements the scheme would be unviable and therefore not deliverable.

Demonstrating Student Need

- 6.12 Criterion (8) of Policy H12 requires that there is a need for additional student accommodation. A Student Need Assessment has been prepared by Cushman and Wakefield and is submitted in support of this planning application. The report summarises that there is both a current quantitative and a qualitative need for new student Purpose Built Student Accommodation ('PBSA') in Manchester.
- 6.13 In quantitative terms, the University of Manchester attracted 40,305 full-time students in 2020/21, a 12% increase since 2015/16, although under the national average increase of 19% observed over the same period. Undergraduate students numbers have increased by 6% since 2015/16, lower than the 19% increase observed on average across the UK over the last five years. Student numbers grew by a significant 3,565 (10%) between 2019/20 and 2020/21, demonstrating the growing demand for accommodation in the city.
- 6.14 In 2021/22 there are 27,178 purpose-built student accommodation bed spaces available to students in the City of Manchester, making it the fourth largest student accommodation market in the UK. Direct let beds make up the largest offering in Manchester (10,093), followed by the University of Manchester

(9,390), Manchester Metropolitan University (6,257), and the smaller Manchester based higher education institutions. Just under 4,000 new bed spaces have been delivered to the market since 2018, including the 1,184 bed University of Manchester Fallowfield Campus schemes, MMU's 484 bed Archway development, Downing Student's River Street Tower (792 beds), Vita Circle Square (383 beds), Unite's Artisan Heights (603 beds, currently nominated by MMU), and Mansion Students' Mansion Point (206 beds).

- 6.15 In qualitative terms, the report notes that the quality of the accommodation on offer is a key factor for students deciding where they want to live. As stated, a lack of development in Manchester, due to the need to meet planning policy criteria, has meant that there are very few high quality schemes available to students in the city. Of the 27,178 beds in Manchester, only 5,130 score highly for room quality; and even fewer (c. 3,000) score highly for the quality of facilities and amenities. The development of a new scheme at St Gabriel's Hall which delivers good quality rooms and provides students with much needed amenity space, will contribute to addressing the current need in the Manchester market.
- 6.16 The conclusions of the Cushman and Wakefield report are supported by the conclusions of the Inspector in a recently allowed appeal at Deansgate South. In a decision issued on 17th May 2022¹, in which the Inspector stated that:

"PBSA accommodation in the city has increased by about 500 bed spaces per annum over the last ten years and Mr Cole, for the Council, stated at the Inquiry that, up to at least 2030, about 660 further PBSA bed spaces per annum would be required to meet demand²."

- 6.17 The Inspector goes on to note that:

"36. The same observation can be made about the qualitative need for the proposed PBSA scheme. It is undisputed that student numbers at UM and MMU will increase over the next decade and it is also undisputed that the percentage of international students, particularly those from the Far East, will increase at a greater rate. Such students are not generally attracted to living in shared houses and are willing to pay more for PBSA. The proposed scheme is aimed at this market at a price point similar to those at the recently built River Street PBSA scheme. The Appellant company has made their assessment and is confident that there is sufficient demand for the quality of PBSA that is proposed³."

"37. There is a quantitative and qualitative need for the proposed PBSA scheme and the Council can be confident, given the Appellant company's track record, that the scheme would be delivered if

¹ Appeal ref: APP/B4215/W/21/3287525 - Land at Deansgate South, Manchester M3 4LB

² Appeal decision APP/B4215/W/21/3287525, May 2022, Paragraph 33

³ Paragraph 36

planning permission is granted. In this regard the proposed PBSA development does not conflict with CS policy H12⁴."

- 6.18 In summary, both the Cushman and Wakefield report prepared to support this application and the conclusions of the Inspector within the Deansgate South appeal decision confirm that there is a clear current demand for new PBSA in Manchester.

Summary on Principle of Development

- 6.19 In summary, the principle of development for this proposal is acceptable due to the combined factors of the sites' high sustainability credentials and proximity to Manchester's major university campuses and the demonstrated need for additional high quality PBSA in Manchester. Additionally, the proposals meet all of the criterion set out by Policy H12 for new student accommodation, including achieving sensitive design of an appropriate density and bringing vacant and underutilised buildings back in to use through renovation and redevelopment which will contribute to the city's wider regeneration aspirations. The proposals are fully compliant with the principal policies of the Manchester Core Strategy for this nature of development including Policies SP1, T2 and H12.

Heritage Impacts

- 6.20 Detailed consideration has been provided throughout the design process to the schemes potential impact on heritage given its position within the Victoria Park Conservation Area, both positive through the refurbishment and re-use of existing buildings, and the potential impact of new the proposed demolition and new buildings. Whilst none of the buildings on the site are statutorily listed, St Gabriel's Hall and Woodthorpe are considered to have the greatest heritage value. Further detail relating to the heritage status of the buildings and the impact of the proposal are provided within the Heritage Statement prepared by Stephen Levrant Heritage Architecture which is submitted in support of this application.
- 6.21 The conservation and enhancement of the historic environment is encouraged within National Planning Policy, with Paragraph 206 of the NPPF stating local planning authorities should look for opportunities for new development within Conservation Areas to enhance and reveal their significance. Core Strategy Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features, and states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including conservation areas. Policy

⁴ Paragraph 37

EN3 continues by stating that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

- 6.22 The proposals actively seek to retain and restore the best examples of buildings across the Site, maintaining and continuing their long history of being student residences, whilst celebrating and enhancing their design and architectural features, which in turn enhances the wider Site and its environs within the conservation area. In this respect the proposals are compliant with Core Strategy Policy EN3.
- 6.23 In design terms, the increased height of the new build element to the east takes cues from other buildings along Oxford Place and mediate transition in height to taller buildings outside the conservation area boundary. The height proposed is felt to be appropriate in heritage terms and is, ultimately, necessary to accommodate the required level of student accommodation across the site to ensure the holistic refurbishment and redevelopment of the site, and is considered to result in a negligible adverse visual impact on the setting of the adjacent Woodthorpe Hall.
- 6.24 Any perceived adverse impact is mitigated by the social, environmental, and economic benefits of the proposals, including the reuse and refurbishment of the vacant existing heritage buildings on site, as well as the retention and inclusion of a number of new trees to the perimeter of the Site, the carefully chosen brick type and colour, which along with the use of a darker colour palette to the top floor level and raised brick patterns, subtly break up the elevations. Together, the clear differences in both the two new build elements help to define the character Site into two distinct parts, which is interconnected with the proposed landscaping design that plays a major part in re-establishing a high quality and considered planting scheme throughout, improving the character and setting of the buildings and encouraging pedestrian activity and enjoyment of the spaces across the Site.
- 6.25 The Manchester UDP also contains policies which are relevant to the heritage assessment of this proposal. Policy DC18.1 states that demolition within conservation areas is only allowed where replacement would benefit the appearance of the character area. This is considered to be the case with only those buildings and features that are deemed to have lesser heritage value being proposed for demolition. The proposals see the two neutral components being replaced with two new build buildings, which in design terms actively respond to the history and design of their immediate environs. The western building echoes the buff brickwork and interesting brick pattern of the adjacent The Lodge villa, whilst the eastern building taking its design cues from the dark red brickwork of Woodthorpe Hall. The proposals are therefore considered to be compliant with Policy DC18.1.
- 6.26 As evidenced within the supporting Heritage Statement, this scheme will be fully compliant with the relevant national and local policies regarding heritage impacts, including Core Strategy Policy EN3 and

UDP Policy DC18.1. The proposals will preserve and enhance the character of Victoria Park Conservation Area and the significance of the non-designated heritage assets on site in accordance with the policies and aims of the NPPF.

Design Quality and Visual Impact

- 6.27 Design quality and visual impacts of the scheme will constitute a further planning consideration in the determination of this application. Further details regarding the schemes design and visual appearance are included within the supporting Design and Access Statement prepared by SimpsonHaugh Architects. As stated within Section 4 of this Supporting Planning Statement, the appearance of the development has been carefully considered so as to complement the existing buildings on site.
- 6.28 The proposals have been developed in consultation with MCC Officers, Local Ward Members and key local stakeholders to ensure the correct balance is struck between new building elements and their relationship to the retained buildings and the mature tree coverage on the site. The proposals seek to enhance the refurbished historic buildings and their setting, by reinstating the clarity of form to the historically significant elements through the removal of poor quality/ low significance structures that have been added over time, and which currently diminish the character of the buildings and the character of the Conservation Area. This approach will provide a renewed and sustainable life for the buildings, protecting their future, and enhancing the gateway into Victoria Park. The proposals also include sympathetic new interventions to complement and enhance the historic setting, and to contribute to the renewal of the site and its sense of place, both in terms of built form and landscape design.
- 6.29 The differing character and tonality of the St Gabriel's Hall and Woodthorpe buildings are key defining features of the site's existing varied contextual character. St Gabriel's Hall has a buff brick and sandstone facade and grey slate roof typical of other original villas within the conservation area, and Woodthorpe has a dark red/brown brick with a terracotta roof similar to other more recent buildings within the conservation area, such as Hulme Hall opposite. The materiality for the two new buildings has been derived and interpreted from the St Gabriel's and Woodthorpe buildings, in order to provide a complimentary and visually cohesive overall group composition of buildings, and to protect and enhance the character of the conservation area. Brick was selected for the primary facade material for the two new buildings to complement the existing adjacent buildings, and the character and setting of the conservation area.
- 6.30 The development's layout has also been subject to thorough consideration and consultation with the relevant groups and professional bodies in terms of street frontage, response to heritage assets, height, and massing. The scheme is considered to comply with Core Strategy Policy H12 which requires layout

of student accommodation to have been carefully considered, and Policy DM1 which requires appropriate siting, layout, scale, form, massing, and materials. In addition to this, as detailed above, this scheme is also considered to accord with Core Strategy Policy EN3 as it will enhance the appearance of the Victoria Park Conservation Area. The scheme therefore comprises a high-quality design which will have a positive visual impact.

Amenity

- 6.31 The impact on amenity of the surrounding occupiers and future occupiers of the development has also been given significant consideration during the design stage of the proposals. Core Strategy Policy H12 requires that proposals should have no unacceptable effect on residential amenity in the surrounding area and Policy DM1 requires no negative impacts on amenity, in terms of privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- 6.32 The proposals have been designed to provide sufficient spacing between the proposed development and surrounding residential properties so as to avoid negative impacts in terms of privacy or light. The proposed land use is the same as the previous use on site for student accommodation and, whilst there is an increase in bedrooms within the application proposals, the supporting documents demonstrate that the proposal will not cause or be subject to any negative impacts in amenity in terms of noise, vibration, air quality, or odours. The design of the buildings has also been considered to minimise their impact on Oxford Place, having been set back from the boundary to retain the existing mature tree line and a significant proportion of the existing lawn.
- 6.33 In terms of road safety and traffic generation, this proposal is supported by a Transport Assessment prepared by Meinhardt which demonstrates the development will not negatively impact amenity in terms of transport.

Sustainability

- 6.34 In terms of policies relating to sustainability, the proposal is considered to demonstrate a highly sustainable development. Firstly, with regards to its location, as previously discussed, the proposal is well served by public transport, in close proximity to the Universities which it will serve, and within walking distance of a wide range of services and amenities, including Manchester City Centre. This will encourage a modal shift away from travel by private car. As such the proposal makes use of existing transport infrastructure and is positioned to reduce need to travel which in turn minimises emissions, therefore according with Core Strategy Policy SP1, H12 and T1.
- 6.35 The planning application is accompanied by an Energy Standards Statement which has been prepared by CPW. In accordance with Policy EN 6 of Manchester City Council's Core Strategy 2012-2027 the

development is required to achieve a 15% reduction in CO2 emissions compared against Part L (2010) regulations. It has been recognized, by the council, that the current Part L (2013) regulations provides a 6% improvement over the previous 2010 version and it is therefore stipulated that proposed developments should target a 9% reduction of CO2 emissions when compared against the current Part L (2013) regulations. The total carbon reduction calculated for the new build elements is approximately 19% over current building regulations, when compared against the notional benchmark development utilising the current 2013 Part L CO2 emission factors. Whilst not specifically quantified for Buildings 1 and 2 (proposed for retention), considering the nature of development is refurbishment only, it is expected that energy demands and CO2 emissions will be significantly reduced through the proposed energy strategy compared to its previous usage.

- 6.36 In accordance with Policy EN4, the proposal has been designed to include several sustainable design features these including effective solar control, LED lighting, and heat recovery in ventilation systems. Further in accordance with Policy EN4, the scheme will utilise building materials with low embodied carbon. As required by Policy DM1 the scheme is targeting a minimum 'Very Good' rating under the Building Research Establishment Environmental Assessment Method. Further details regarding the scheme's energy impacts can be found within the supporting Energy Standards Statement prepared by CPW.
- 6.37 A final consideration in terms of the sustainability of this proposal relates to landscaping and green infrastructure. The proposal is supported by an extensive landscaping design as detailed within the supporting Landscape Statement prepared by re-form. In accordance with Policy EN9 the development will maintain existing levels of green infrastructure on site in terms of its quantity quality and multiple function. Policy DM1 requires consideration of effects relating to biodiversity, landscape and green infrastructure. These effects have been carefully considered in the supporting Phase 1 Habitat and Daytime Bat Survey produced by Rachel Hacking Ecology, and all included recommendations in order to bring biodiversity gain to the site are being incorporated in the design.
- 6.38 To conclude this proposal is considered highly sustainable in terms of its location, energy impacts and biodiversity/ green infrastructure.

Access and Highways

- 6.39 A final consideration is the proposed site access and potential highways impacts. The scheme is supported by Transport Statement and Traffic Impacts Assessment prepared by Meinhardt which demonstrates there will not be any unacceptable highways impacts. A Travel Plan which encourages sustainable modes of transport across the site, as required in accordance with Core Strategy Policy T2 has also been prepared.

-
- 6.40 Core Strategy Policy T1 requires new developments to encourage sustainable modes of transport, this proposal accords with such a requirement by being located in close proximity to existing services and public transport infrastructure in order to reduce reliance on cars. Furthermore, the scheme accounts for the inclusion of 160 secure and sheltered cycle parking spaces to encourage sustainable modes of transport.
- 6.41 Core Strategy Policy T2 requires parking to be provided in accordance with Council's Car Parking Standards. The scheme proposes two parking bays both of which will be for blue badge holders and equipped with electric vehicle charging capabilities. The level of parking provision responds to the sites' highly sustainable location which is well served by public transport. The Council's Car Parking Standards do not specify the parking requirements for student accommodation, however for other uses the standards include maximum numbers for general parking spaces, and minimum numbers for disabled parking spaces, as such a provision of no regular parking spaces will not oppose the standards, as these account for maximum not minimum provisions.

Summary

- 6.42 In summary, the principle of development is acceptable due to its sustainable location, the reuse of underutilised, previously developed land and buildings, and compliance with criteria required for new student accommodation. Additionally in heritage terms, the proposals will preserve and enhance the character of Victoria Park Conservation Area and the significance of the non-designated heritage assets on site. The scheme is demonstrated to be of a high-quality design and will have a positive visual impact.
- 6.43 Furthermore, being of a similar use and sensitively positioned, the proposal will not lead to or be subject to any negative impacts in terms of amenity. The scheme is evidenced to demonstrate a highly sustainable development, in terms of its location, energy impact and landscaping. Finally, the scheme has been assessed as not causing any negative traffic impacts and has been designed to encourage sustainable modes of transport. As such the scheme is considered to be fully compliant with both local and national planning policies including Core Strategy Policies SP1, H12, EN3, EN4, DM1, T1 and T2, as well as UDP saved Policy DC18.

7. Environmental Considerations

7.1 This section of the SPS summarises the findings of the individual environmental and technical assessments which accompany the detailed planning submission and demonstrates that the proposal fully accords with both national and local planning policy criteria. The following technical disciplines are considered:

- Air Quality;
- Noise;
- Ecology;
- Daylight / Sunlight;
- Flood Risk; and
- Ground Conditions.

Air Quality

7.2 An Air Quality Assessment has been prepared by Air Quality Consultants in support of the application proposals. The air quality impacts associated with the proposed student accommodation development at St Gabriel's, Oxford Place have been assessed.

7.3 The assessment has demonstrated that future residents will experience acceptable air quality, with pollutant concentrations well below the air quality objectives. The proposed development will generate only a small amount of additional traffic on the local road network, and will be provided with heat and hot water by all-electric means. Consequently, the proposed development will not result in any significant emissions once operational. During the construction works, a range of best practice mitigation measures will be implemented to reduce dust emissions and the overall effect will be 'not significant'; appropriate measures have been set out in this report, to be included in the Dust Management Plan for the works. Overall, the construction and operational air quality effects of the proposed development are judged to be 'not significant'.

Noise

7.4 A Noise Assessment has been prepared by Apex Acoustics to support the planning application. A noise survey has been carried out at site and analysis of representative background sound levels carried out based on guidance included within BS 4142. Ambient and background sound levels have been measured at two positions considered representative of the identified noise-sensitive receptors.

-
- 7.5 The report notes that the rear facades of St Gabriel's & Chapel Hall, where the proposed external plant is located, will be mechanically ventilated to ensure the impact is reduced to a level where there is a low likelihood of adverse effect. For all other facades, standard double glazing and trickle vents would be sufficient to meet the internal noise level criteria. Plant noise limits for the cumulative impact of all proposed plant at the nearest noise sensitive location are proposed to reduce the risk of an adverse impact.
- 7.6 The report recommends that a screen to the north of St Gabriel's & Chapel Hall may be required to meet the plant noise limits. A noise impact assessment will be undertaken once the plant details become available.

Ecology

- 7.7 An Extended Phase 1 Habitat and Day Time Bat Survey has been prepared by Rachel Hacking Ecology to support the application. The report concludes that the Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey. The bare ground and amenity grassland are habitats of limited ecological value. The introduced shrub, continuous shrub, scattered trees and scrub and hedgerows are the habitats of most ecological value on the site. These habitats offer a source of nectar and pollen for invertebrates, foraging habitat for small mammals, cover from predation and potential nesting habitat for birds these habitats should be retained where possible.
- 7.8 The buildings on site have been the subject of a daytime bat survey. St Gabriel's Hall is considered to offer Moderate Potential to support a bat roost. A minimum of two dusk emergence surveys should be conducted to determine if bats are using the roof void in the east of the building and the external features of the building. No evidence of bat activity was found in the building during the survey. The Chapel is considered to offer negligible potential to support a bat roost. Woodthorpe Hall is considered to offer negligible potential to support a bat roost. St David's Hall is considered to offer Low Potential to support a bat roost. A minimum of one dusk emergence surveys should be conducted to determine if bats are gaining access to the roof void. The trees on site were subject of a ground level assessment to search for features that could support roosting bats. No such features were found during the survey, the trees on site are considered to offer negligible potential to support a bat roost.
- 7.9 In line with the recommendations of the report, the dusk bat surveys. The first survey for St Gabriel's Hall was undertaken in June 2022. No bats were recorded emerging from St. Gabriel's Hall or St. David's Hall during the surveys. Low levels of bat activity were recorded during the surveys and it was therefore recommended that the development can proceed without the need for further survey work

(e.g., bat activity surveys) or bat mitigation due to the negligible potential of the building to support bats.

Daylight / Sunlight

- 7.10 A Daylight / Sunlight Assessment has been prepared by Consil to support the planning application. The report and accompanying technical analysis conclude that the development relates well with the surrounding residential properties and student housing in terms of daylight and sunlight. Of the 431 windows and 330 rooms assessed, 97% of the losses of daylight fall within the default numerical guidance set out in the BRE Report; all of rooms assessed meet the default guidance for sunlight.
- 7.11 The small number of rooms that do not meet the default BRE guidance for daylight amenity largely do so due to the presence of balconies, which are evidence as the main contributor to the relative loss of light as opposed to the development. Nevertheless, the retained daylight levels are considered to be consistent with expectations in an urban environment.
- 7.12 Overall, the development demonstrates a high level of compliance with the guidance set-out in the BRE Report and the development in terms of daylight and sunlight amenity is endorsed.

Flood Risk

- 7.13 A Flood Risk Assessment and Drainage Strategy Report has been prepared by Meinhardt to support the application. The report notes that the site is located entirely within Flood Zone 1 where the probability of river or sea flooding is less than 0.1% chance in any given year. Therefore, the probability of tidal or fluvial flooding for the site is assessed as negligible.
- 7.14 Available baseline information indicates that Site is also risk of flooding from surface water and is located within an area designated as a Critical Drainage Area (CDA). However, a drainage strategy has been designed in line with the Manchester local policy and the most recent EA Climate Change Guidance. The proposed drainage strategies consider surface water runoff management; the solutions proposed ensure that for the 100 year plus 45% climate change allowance event, surface water will be accommodated within the Site. As such the risk of surface water is mitigated and deemed low risk.
- 7.15 Other potential sources of flooding have been investigated and have been deemed not to be significant. The proposed drainage strategy for the development incorporates sustainable drainage systems (SuDS) features in the form of green roofs and underground geo-cellular attenuation tanks. Surface water will be attenuated in line with local policy to 50% compared to the existing rates before discharging into the local United Utilities (UU) combined sewer.

-
- 7.16 Consultation with the United Utilities (UU), Manchester City Council as the Lead Local Flood Authority (LLFA) has been carried out throughout the preparation of this FRA and DS to ensure their awareness of the proposals, their ability to advise on Flood Risk constraints and on the proposed drainage strategy.

Ground Conditions

- 7.17 RSK was commissioned by Meinhardt to carry out a Phase 1 Risk Assessment of the site to identify any land contamination and / or geo technical constraints to the proposals, as well as any need for additional investigation or remediation works to demonstrate that the site is suitable for its proposed use.
- 7.18 All risks identified in the report are either 'moderate' or 'low' and a series of recommendations for intrusive investigation are made. Overall the report does not contain any findings which would give rise to any concern in respect of ground conditions.

Summary

- 7.19 In summary, a suite of technical assessments has been undertaken in support of the planning application, which demonstrate that, subject to appropriate mitigation, the application proposals are acceptable in terms of air quality, noise, ecology, daylight / sunlight flood risk and ground conditions.

8. Planning Balance

- 8.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement the application proposals accord with the majority of relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.
- 8.2 Notwithstanding the above, if the Council identifies conflict with any policies of the Development Plan, or concludes that there is less than substantial harm to the conservation area, it is the Applicant's strong view that any potential harm is clearly outweighed by the substantial economic, social and environmental benefits, as set out below:

Economic Benefits

- Generation of both temporary and full-time equivalent construction jobs, including higher skilled professions and lower skilled jobs;
- Support for a number of other off-site employment opportunities in the local building trade;
- Provide investment into the local area through the construction process;
- Is consistent with the regeneration aspirations for development in the area and supports the ongoing regeneration of the Oxford Road Corridor;
- Provide a catalyst for further investment and sensitive, heritage-led, developments on Oxford Place and in the Victoria Park Conservation Area; and
- Generate increased spending in the local area through the 319 new student residents, which will subsequently support job creation and support local centres in times when such locations can face ongoing challenges due post-Covid 19 pandemic and due to the growth of on-line sales.

Social Benefits

- Deliver a well-designed purpose built student accommodation scheme that will make an important contribution to delivering new accommodation and infrastructure needed to attract students to Manchester, and which matches its reputation as a world class place to study;
- Deliver new purpose built student accommodation that may assist in private housing stock in the area being brought back into non-student use;
- Bring back into use a key vacant site within the conservation area, increasing the quality of new buildings in the area and providing new landscaping and trees;
- Considers community safety in the design, layout, and management of the development;
- Deliver a sustainable redevelopment which is well located next to shops, local services, jobs, transport links, and
- Attract new residents to the area which will broaden the skills base to local employers and potentially benefit local businesses.

Environmental Benefits

- Deliver the regeneration of a key vacant heritage asset site that is well-located within the Oxford Road Corridor, and significantly enhance the physical appearance and streetscape;
- Provision of green landscaped areas proposed both in the new courtyards and the perimeters of the site, including the retention of mature trees and additional of new planting;
- Deliver an upgrade and uplift in purpose built student accommodation on an previous student site in a sustainable location, close to local services which reduces the need to travel by car and incorporates cycle storage for all proposed dwellings, encouraging active transport;
- Incorporates environmental design considerations including energy efficient services, high insulation standards, and biodiversity of new planted green spaces;
- Deliver a scheme which ensures efficient use of land by maximising its development whilst retaining the most historic parts of the site and taking into account key site opportunities and building on the sites urban setting.

8.3 In summary, the proposed scheme represents a highly sustainable form of development, located within the Oxford Road Corridor. The scheme proposals accord with the majority of policies as set out in the Development Plan, and it has clearly been set out in this chapter, the substantial economic, social and environmental benefits of the scheme.

9. Summary and Conclusions

- 9.1 This Supporting Planning Statement ('SPS') has been prepared by Avison Young on behalf of McLaren Property Limited and The Sisters of the Cross and Passion ('the Applicants'), in support of an application for full planning permission for the following development at St Gabriel's Hall, Oxford Place, Rusholme:

"The demolition of certain buildings and the erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation, together with associated landscaping, cycle parking, car parking and associated works"

- 9.2 The site extends to approximately 0.65 ha and is located within the administrative boundary of Manchester City Council. The site is generally rectangular in shape and currently comprises three buildings referred to as St. Gabriel's Hall, Woodthorpe Hall, and St. David's Hall. These buildings are all currently vacant but were previously a student halls of residence associated with the University of Manchester. The site comprises a highly sustainable and accessible location, within the Oxford Road Corridor and in very close proximity to a range of existing transport infrastructure, shops services and facilities. The site is located within the Victoria Park Conservation Area, however none of the buildings on site are statutorily listed. There are no apparent environmental constraints which would prevent development on this site. The site has been subject to numerous historic planning applications, none of which would impact current proposal.
- 9.3 The proposed development comprises the retention and refurbishment of two buildings on site, and the erection of two new 4/5 storey buildings to provide 319 student residential bedrooms and supplementary amenity provision. The proposals have been designed with due regard given to the results of pre-application consultation and technical assessments undertaken by the Applicants' project team. The proposed development represents a comprehensive scheme undertaken in line with best practice guidance. The proposed development will provide high-quality residential units together with new landscaping, providing a positive regeneration in keeping with the local area and the aspirations of the Oxford Road Corridor, as well as conserving the local historical interest of the site.
- 9.4 As evidenced within the Planning Appraisal section of the Planning Statement, the proposal is considered to accord with all requirements of local and national planning policy. The principle of development is demonstrated on the site through its sustainable location, reuse of underutilised, previously developed land and buildings, and compliance with criteria required for the proposed uplift in student housing.
- 9.5 Additionally, regarding heritage considerations, the proposals will preserve and enhance the character of Victoria Park Conservation Area and the significance of the non-designated heritage assets on site.

The scheme is demonstrated to be of a high-quality design and will have a positive visual impact. Furthermore, being of a similar use and sensitively positioned, the proposal will not lead to or be subject to any negative impacts in terms of amenity. The scheme is evidenced to demonstrate a highly sustainable development, in terms of its location, energy impact and landscaping. Finally, the scheme has been assessed as not causing any negative traffic impacts and has been designed to encourage sustainable modes of transport.

- 9.6 Overall, the scheme will provide a high-quality student housing development, for which there is a demonstrated need. The scheme will also refurbish and reuse non-designated heritage assets whilst also removing poorer quality buildings to facilitate develop of underutilised land and buildings which will bring regeneration benefits to as highly sustainable location. It is, therefore, respectfully requested that planning permission is granted for this development at the earliest opportunity.

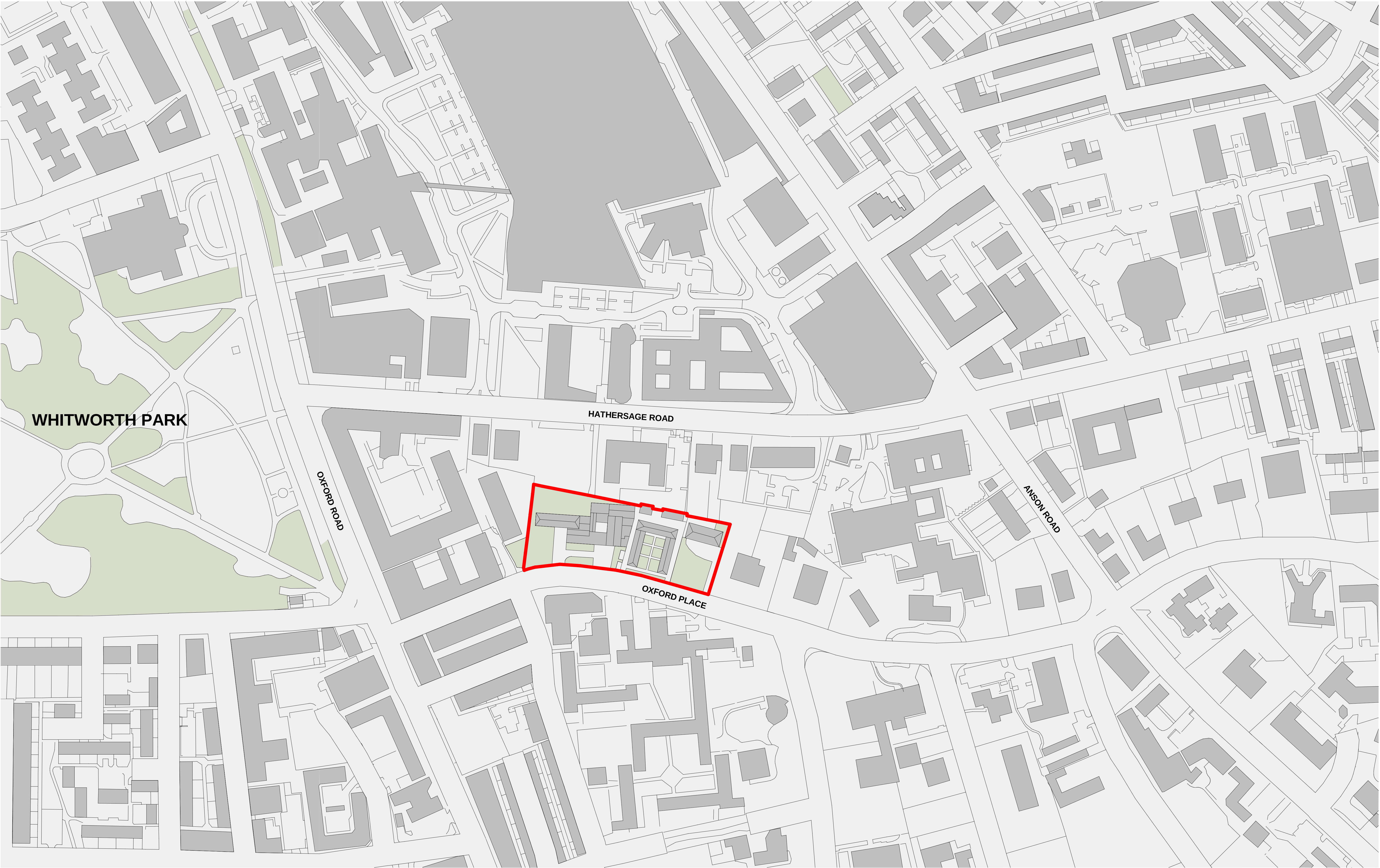
Appendix I

Site Location Plan

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.



This drawing is copyright.
Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

KEY:

— Site / Planning Application Boundary

NORTH

Rev	Date	Planning Issue	Description
P01	2022-07-08		

Project Title
St Gabriel's Manchester

Status
PLANNING

Drawing Title
**Context Plan
Location & Ownership Extents**

Project No 10349	Scale 1:1250 @ A1
10349-SHP-Z0-A-B5D8-Z462-XP-XX-001	

simpsonhaugh

Manchester
+44 (0)161 835 2345

London
+44 (0)20 7549 4000

Appendix II

Submission Schedule

Document	Reference/ Date	Author
Forms		
Application Form		Avison Young
Application Fee		
Covering Letter	September 2022	Avison Young
Plans		
Illustrative Landscape Strategy	0919-RFM-XX-00-DR-L-0001-S2-P03	Re-form
Illustrative Planting Strategy	0919-RFM-XX-00-DR-L-0003-S2-P03	Re-form
Illustrative Site Sections (Sheet 1)	0919-RFM-XX-00-DR-L-0004-S2-P01	Re-form
Illustrative Site Sections (Sheet 2)	0919-RFM-XX-00-DR-L-0005-S2-P01	Re-form
Proposed Site Elevation North & East Elevations	10349-SHP-Z0-A-B5D8-G100-EL-XX-001	SimpsonHaugh
Proposed Site Elevations South and West Elevations	10349-SHP-Z0-A-B5D8-G100-EL-XX-002	SimpsonHaugh
Proposed Site Plan Ground Floor Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-G100-PL-00-001	SimpsonHaugh
Proposed Site Plan First Floor Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-G100-PL-01-001	SimpsonHaugh
Proposed Site Plan Second Floor Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-G100-PL-02-001	SimpsonHaugh
Proposed Site Plan Third Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-PL-03-001	SimpsonHaugh
Proposed Site Plan Fourth Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-PL-04-001	SimpsonHaugh
Proposed Site Plan Roof Plan	10349-SHP-Z0-A-B5D8-G100-PL-RF-001	SimpsonHaugh
Existing Site Elevation North and East Elevation	10349-SHP-Z0-A-B5D8-G100-XE-XX-001	SimpsonHaugh
Existing Site Elevation South & West Elevations	10349-SHP-Z0-A-B5D8-G100-XE-XX-002	SimpsonHaugh
Existing Site Plan Ground Floor Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-G100-XP-00-001	SimpsonHaugh

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.

Existing Site Plan First Floor Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-G100-XP-01-001	SimpsonHaugh
Existing Site Plan Second Floor Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-G100-XP-02-001	SimpsonHaugh
Existing Site Plan Third Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-XP-03-001	SimpsonHaugh
Existing Site Plan Roof Plan	10349-SHP-Z0-A-B5D8-G100-XP-RF-001	SimpsonHaugh
Ground Floor Demolition Extents Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-00-001	SimpsonHaugh
First Floor Demolition Extents Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-01-001	SimpsonHaugh
Second Floor Demolition Extents Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-02-001	SimpsonHaugh
Third Floor Demolition Extents Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-JC20-PL-03-001	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed North & East Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-001	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed South & West Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-002	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed Inside East & Inside West Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-003	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Ground Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-00-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed First Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-01-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Second Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-02-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Lower Ground Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-LG-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Roof Plan	10349-SHP-Z1-A-B5D8-G200-PL-RF-001	SimpsonHaugh

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.

St Gabriel's & Chapel Proposed Alterations North Elevation	10349-SHP-Z1-A-B5D8-JC20-EL-EN-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alterations South Elevation	10349-SHP-Z1-A-B5D8-JC20-EL-ES-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alteration Elevations East & West Elevations	10349-SHP-Z1-A-B5D8-JC20-EL-XX-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alteration Elevations Inside East & West Elevations	10349-SHP-Z1-A-B5D8-JC20-EL-XX-002	SimpsonHaugh
Woodthorpe General Arrangement Proposed North & East Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-001	SimpsonHaugh
Woodthorpe General Arrangement Proposed South & West Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-002	SimpsonHaugh
Woodthorpe General Arrangement Proposed Inside East & Inside West Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-003	SimpsonHaugh
Woodthorpe General Arrangement Proposed Ground Floor Plan	10349-SHP-Z2-A-B5D8-G200-PL-00-001	SimpsonHaugh
Woodthorpe General Arrangement Proposed First Floor Plan	10349-SHP-Z2-A-B5D8-G200-PL-01-001	SimpsonHaugh
Woodthorpe General Arrangement Proposed Roof Plan	10349-SHP-Z2-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations North & East Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-001	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations South & West Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-002	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations Inside East & Inside West Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-003	SimpsonHaugh
Building 03 (West) General Arrangement Proposed East Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EE-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed North Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EN-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Inside North Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EN-002	SimpsonHaugh
Building 03 (West) General Arrangement Proposed South Elevation	10349-SHP-Z3-A-B5D8-G200-EL-ES-001	SimpsonHaugh

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.

Building 03 (West) General Arrangement Proposed Inside South Elevation	10349-SHP-Z3-A-B5D8-G200-EL-ES-002	SimpsonHaugh
Building 03 (West) General Arrangement Proposed West Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EW-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Ground Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-00-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed First Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-01-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Second Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-02-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Third Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-03-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Fourth Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-04-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Roof Plan	10349-SHP-Z3-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 1	10349-SHP-Z3-A-B5D8-G251-DE-TY-001	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 2	10349-SHP-Z3-A-B5D8-G251-DE-TY-002	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 3	10349-SHP-Z3-A-B5D8-G251-DE-TY-003	SimpsonHaugh
Building 04 (East) General Arrangement Proposed East Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EE-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed North Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EN-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Inside North Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EN-002	SimpsonHaugh
Building 04 (East) General Arrangement Proposed South Elevation	10349-SHP-Z4-A-B5D8-G200-EL-ES-001	SimpsonHaugh

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.

Building 04 (East) General Arrangement Proposed Inside South Elevation	10349-SHP-Z4-A-B5D8-G200-EL-ES-002	SimpsonHaugh
Building 04 (East) General Arrangement Proposed West Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EW-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Ground Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-00-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed First Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-01-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Second Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-02-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Third Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-03-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Fourth Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-04-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Roof Plan	10349-SHP-Z4-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 1	10349-SHP-Z4-A-B5D8-G251-DE-TY-001	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 2	10349-SHP-Z4-A-B5D8-G251-DE-TY-002	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 3	10349-SHP-Z4-A-B5D8-G251-DE-TY-003	SimpsonHaugh
Reports		
Design and Access Statement	August 2022	SimpsonHaugh
Supporting Planning Statement	September 2022	Avison Young
Air Quality Report	April 2022	Air Quality Consultants
Arboricultural Impact Assessment	June 2022	Tree Solutions
Archaeological Assessment	March 2022	University of Salford
Written Scheme of Investigation (WSI) for an archaeological evaluation	March 2022	University of Salford
Outline Construction Management Plan	June 2022	Arcadis

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.

Crime Impact Assessment	June 2022	Design for Security
Extended Phase 1 Habitat Survey and Daytime Bat Survey	February 2022	Rachel Hacking Ecology
Energy Standards Statement	April 2022	CPW
Flood Risk Assessment and Drainage Strategy Report	July 2022	Meinhardt
Landscape Statement	June 2022	Re-form
Noise Impact Assessment	July 2022	Apex Acoustics
Preliminary Risk Assessment	February 2022	RSK GeoSciences
Market Demand Report	February 2022	Cushman and Wakefield
Daylight and Sunlight Report	June 2022	Consil
Transport Statement	July 2022	Meinhardt
Broadband Connectivity Assessment	June 2022	GTech Surveys
Television and Radio Reception Impact Assessment	June 2022	GTech Surveys
Viability Statement	July 2022	Avison Young

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.

Appendix III

EIA Screening

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.

ENVIRONMENTAL ASSESSMENT SCREENING

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

FORMAL SCREENING REQUEST FOR ENVIRONMENTAL IMPACT ASSESSMENT 'SCREENING' UNDER REGULATION 6

Proposal: The demolition of certain buildings and the erection of part 4, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation, comprising 318 bed spaces, together with associated landscaping, cycle parking, car parking and associated works

Location: St. Gabriel's, Oxford Place, Manchester

Applicant: McLaren (St. Gabriel's Ltd) and The Sisters of the Cross and Passion

Agent : Avison Young

Is the application subject listed within Schedule 1? **No**

Is the application subject listed within Schedule 2? **Yes**

If **YES** what type of development in Column 1 is the application?

Urban Development Project

Does the application exceed the applicable thresholds and criteria in Column 2?

The area of the development exceeds 0.5 hectares

Is an Environmental Assessment required for the application? **No**

1. Introduction

This screening opinion relates to St. Gabriel's Hall which comprises three main buildings including the lodge (known as the Hall), chapel and extension (Woodthorpe Hall) and St. David's Hall. All buildings are presently vacant, having previously been occupied as a student halls of residence.

In coming to a formal opinion as to whether an Environmental Impact Assessment (EIA) is required to support the proposed development, Manchester City Council, as Local

Planning Authority has taken into account the supporting information contained within the submitted EIA screening report produced by Avison Young.

The proposal type is listed in Class 10 'Infrastructure Projects' subsection 10(b) 'Urban Development Projects' of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017.

The regulations indicate that an EIA may be required if:

- The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- The development includes more than 150 dwellings; or
- The overall area of the development exceeds 5 hectares.

As the relevant threshold is exceeded in term of the number of overall dwellings, a screening opinion is necessary.

An assessment as to whether an EIA is required to support a planning application is therefore provided.

2. Location & Site Description

The site which fronts Oxford Place is bounded by Oxford Place to the south, 5 and 7 Oxford Place to the east, 11 Rusholme Place to the west and the rear of apartments (Melrose Apartments) to the north. To the north-western corner of the site is a development site under construction comprising the erection of a 7 storey building for use as flexible office, research and development and educational Space (with ground floor ancillary retail uses, known as 'City Labs 4.0').

The front of the site comprises areas of hardstanding and soft landscaping, with a tree lined perimeter to the southern boundary. Vehicular and pedestrian access is served from Oxford Place.

The site is situated within the Victoria Park Conservation Area. None of the buildings are statutorily listed and there are no heritage designations which form either part of the site or that would be immediately affected.

In terms of the immediate surroundings, the site is mixed use in nature, comprising residential buildings, including a concentration of student accommodation, retail, office, and educational uses. A short distance to the west is Rusholme district centre – a busy neighbourhood centre which runs north to south along Oxford Road/Wilmslow Road, with a primary focus on food and drink uses.

3. Proposal

The proposed development relates to the demolition of certain buildings and the erection of part 4, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation, comprising 318 bed spaces, together with associated landscaping, cycle parking, car parking and associated works.

The proposed development is expected to contain 318 student bedrooms, comprising a mixture of studio and cluster units, split between existing buildings proposed to be retained and two new-build blocks.

4. Criteria

General considerations relating to the need for an EIA for Schedule 2 developments is identified within national planning practice guidance which references the selection criteria in relation to Schedule 3 of the Regulations. Criteria is listed which must be taken into account in determining whether a development is likely to have significant effects on the environment. The criteria is as follows:

- I. Characteristics of Development (e.g. its size, use of natural resources, quantities of pollution and waste generated);
- II. Location of Development (e.g. environmental sensitivity of geographical areas);
- III. Characteristics of the potential impact (e.g. its magnitude and duration).

The Secretary of States view is that, in general, an EIA will be needed for Schedule 2 developments in three main types of cases, namely:

- I. For major developments which are of more than local importance;
- II. For developments, which are proposed for particularly environmentally sensitive or vulnerable locations;
- III. For development with unusually complex and hazardous environmental effects.

Below is an assessment as to whether an EIA is required to support a planning application for the above development.

5. Assessment

The following narrative provides a proportionate assessment of the relevant selection criteria.

I. Characteristics of Development

Where development is involved, it must be considered against a number of criteria listed a-f. Namely: the size of development; the cumulation with other

development; use of natural resources; the production of waste; pollution and nuisances and the risk of accidents, having regard in particular to substances or technologies used. A response to this criteria is outlined below.

The size of development

The size of the components comprising the accommodation within the application site are not considered to be of a significant scale. The application site is a brownfield site, home to a former student hall of residence and situated within an urban area with residential and commercial uses nearby. The effects of the development are considered to be of local significance only, with limited potential for significant adverse impact. As such, the proposal is not of scale or type to require an EIA.

Cumulation with other development

The site is located within an urban area subject to frequent small-scale development proposals, as well as larger redevelopment projects associated with Oxford Road corridor.

3 larger developments with recent planning permission have been identified as follows:

125592/FO/2019 - Site South Of Hathersage Road

Erection of a 7 storey building comprising flexible Office (Use Class B1a), Research and Development (Use Class B1b) and Educational Space (Use Class D1), together with ground floor ancillary Retail uses (Use Classes A1 and A3), in addition to associated cycle parking, accessible car parking, landscaping, provision of plant and servicing and related access and highway's works, and other associated works. *Approved 20 March 2020.*

127104/FO/2020 - 323 Oxford Road

Construction of a new 4-storey extension to the rear of 323 Oxford Road for post-graduate research and teaching (Use Class D1); change of use of the existing building at 323 Oxford Road from vacant bank (Use Class A2) to non-residential education (Use Class D1), together with external works relating to the reuse, refurbishment and extension of the building, including works to entrance and front courtyard on Oxford Road, demolition of single storey lean-to structures to rear of existing property to allow for level access; alongside the installation of external plant and screen at roof level and associated works. *Approved 4 November 2022.*

125018/FO/2019 - Base (Hillel House), Greenheys Lane, Manchester Science Park

Erection of a 5 storey building comprising offices (Use Class B1) and ancillary workshop and maker space, together with associated disabled car and cycle parking, landscaping, provision of plant and servicing and related access and highways works, and other associated works. *Approved 23 January 2022.*

In terms of small-scale proposals these are generally limited to modest expansion of existing facilities, household development or changes of use. It is not therefore considered that such works would result in significant cumulative effects.

For the permissions involving the larger scale development identified with closer proximity of the site, it will be necessary for the management of the timescales for implementation of works and site management measures to be adhered to. This will ensure that the proposed development in conjunction other nearby committed development projects, do not cause undue disruption as a consequence of cumulative works.

It is considered through timescale management and best practice, in terms of managing environmental effects of development, the impact would not be so significant to warrant an environmental impact assessment. It should also be noted that the site closest to the proposed site at (City Labs 4.0) is already deep into the construction phase and is unlikely to conflict with development timescale of the current proposal should planning permission be granted.

Use of Natural Resources

The site is not known to contain any significant natural resources and given the size and scale of the proposed development, it is not considered that the development would require any excessive use of natural resources, with only limited levels of resources required in terms of energy and fuel during site clearance, demolition, surfacing, drainage and construction work.

The proposed works are also to be implemented in accordance with the waste hierarchy to minimise natural resource consumption and to maximise the opportunity to re-use and recycle. Accordingly, it is not believed that the use of natural resources will be significant and on this basis, an EIA would not be required.

Production of Waste

Due to the nature of the work proposed, it is not believed that there would be any significant environmental effects of more than a localised nature.

The main implications would arise from site clearance and development, together with the residual effect of vehicle movements during and post development and noise from construction machinery and vehicles.

A Site Management Plan is to be prepared by the contractors to minimise waste and all waste to be produced will be dealt with in accordance with the waste hierarchy to ensure waste is reused and recycled where possible.

Inevitably developments of the scale and nature proposed will create waste both in the construction and operational phases of the development. It is considered however that on balance, the effects would be short in duration, predictable, localised and not significant. All waste will be mitigated through good management best practice and methodology, with works carried out by a approved contractors. As such, it is not considered that an EIA would be necessary on the ground of waste production.

Pollution and Nuisances

Due to the nature of the work proposed, it is not believed that there would be any significant environmental effects of more than a localised nature.

The main implications would arise from demolition, site clearance, construction and drainage works, landscaping, the surfacing of the land and residual effects of vehicle movements during and post development and noise from construction machinery and vehicles.

Survey work undertaken to date have identified potential sources of contamination. A Phase 1 Preliminary Risk Assessment will accompany the planning application, which has identified a moderate to low risk for contaminants to pose a risk to future site users. A further Phase 2 site investigation report consisting of groundwater and surface water sampling will be undertaken on site to confirm ground conditions and any necessary remediation or mitigation.

Noise associated with the construction is evitable both during construction and operational phases of the development.

It is considered that noise associated with the construction will be limited, short term and localised in nature.

The applicant has conducted a Noise Impact Assessment in support of the proposal which considers noise impacts associated with the proposed student accommodation upon existing noise sensitive receptors, including the construction phase, operational traffic flows and fixed plant activities.

It has been identified that external plant has the potential to impact on nearby noise sensitive receptors, but with appropriate design and mitigation, any such equipment is expected to comply with City Council noise criteria.

The site suitability has also been assessed and the external noise levels are considered suitable for residential development. With suitable glazing and ventilation specifications, noise is not expected to be a harmful factor.

It is further considered that through the implementation of best practice measures in accordance with a Construction Environmental Management Plan, any noise impact will be minimal, temporary and limited in duration. Similarly, dust generation as a consequence of construction activities, plant vehicle emissions can be suitably controlled and mitigated. Measures will include damping down and wheel washing. Such measures are considered standard practice.

No significant adverse impacts have been identified in relation to traffic associated with the proposed development. Vehicles movements are anticipated to be limited to drop off/pick-ups, with the development being classed as 'car free' for residents. With the exception of two accessible spaces, the site does not contain any car parking provision. No vehicular access to the site is to be permitted during typical days.

Servicing and access arrangements are to be appropriately managed via a suitable management plan to limit any negative effects.

The site is within walking distance of the universities and close to a high frequency public transport route to the west along Wilmslow Road/Oxford Road. This underlines the highly sustainable and accessible nature of the site which will limit the need to travel by car.

Whilst there will be some limited impact to local residents, it is considered that these would be short in duration, predictable, localised and not significant. On balance through the implementation of best practice measures, it is not anticipated that there will be any harmful effects that would require an EIA.

Risk of Accidents having regard in particular to substances and technologies used

As with any development project there is a risk of accidents.

It is considered that if normal site management, best practice and health and safety protocols are adhered to, there is no reason to believe that there would be any disproportionate increase in risk to health and safety. As such, an EIA would not be required to assess the impact.

II. Location of Development

(i) The existing land use

In terms of the existing land use, the site is situated on brownfield land on the site of a vacant student halls of residence, within an established urban area.

On the basis of the information available, the site is not considered to be within or adjacent an environmentally sensitive location and in this instance does not require consideration by an Environmental Impact Assessment.

(ii) The relevant abundance, quality and regenerative capacity of natural resources (including soil, land and biodiversity) in the area and its underground

The site is not known to contain any natural resources that would be affected by the development.

There are no statutory or non-statutory designated areas on or within close proximity of the site. The site does lie within a Site of Special Scientific Interest (SSSI) Risk Zone, but the development type is not listed as a concern for this proposed location, given the lack of connectivity.

An Ecological Appraisal is to accompany the application which identifies that the habitats on site are generally of limited ecological value, with the garden areas, trees and hedgerows being of most ecological value. It is identified that the site has potential to support protected species, nesting birds and roosting bats.

Through appropriate mitigation and best practice measures, such as the sensitive timing of tree/shrub clearance so to avoid the peak bird nesting season, appropriate lighting, preliminary bat survey works and pre work checks by a qualified ecologist, can satisfactorily minimise any impacts. On this basis, an EIA would not be required to assess such impacts.

(iii) Absorption capacity of the natural environment

The EIA regulations state that attention should be paid to wetlands; coastal zones; mountain and forest areas; nature reserves; parks; areas designated under European Union Directives on the conservation of wild birds; natural habitats, flora and fauna; areas in which environmental standards have been exceeded; densely populated areas; or landscapes of historical, cultural or archaeological significance.

The site does not possess any of the aforementioned characteristics and there is sufficient absorption capacity within the natural environment to accommodate the development. The impact will be of no more than local significance and on this basis, an EIA is not considered necessary.

III. Characteristics of the Potential Impact

The potential significant effects of the demolition must be considered in relation to criteria set out within Schedule 3 of EIA Regulations 2017. Specifically: the extent of the impact (geographical area and size of the affected population); the transfrontier nature of the impact; the magnitude and complexity of the impact; the probability of the impact; and the duration, frequency and reversibility of the impact.

(i) Magnitude and spatial extent of the impact

In this instance, the extent of the impact is considered to be localised only and not of significance.

Construction impacts including noise, dust and vehicular activity will be limited to the site and immediate surrounding area.

(ii) The nature of the impact

Whilst the proposed development works would have the potential to result in increased construction traffic, dust pollution, noise and vibration, all impact will be short-term, limited and appropriately managed and mitigated. This is likely to include controls on working hours and dust suppression.

The impact on ground conditions is to be assessed by the submission of a Phase 1 Preliminary Risk Assessment which reveals that no significant pollutant linkages have been identified and through subsequent site investigation works (Phase 2), the risks associated with the proposed development are considered likely to be low. Through the implementation of standard mitigation measures, the risk to ground conditions is believed to be controllable.

Following completion of site works, the development will give rise to increased traffic movements as part of resident transfer and servicing arrangements.

Vehicles movements to and from the site are however predicted to be relatively low, given the lack of availability of parking and the highly sustainable and accessible location of the site.

The development is also proposed to be car free, with the exception of two accessible spaces. It is not therefore expected that there will be any significant, harmful impacts on the adjoining highway.

During the construction phase, construction vehicles will be short term and managed through standard procedures contained within a Construction Environmental Management Plan and Construction Traffic Management Plan to limit any impacts

In terms of air quality, guidance contained with the suite of National Planning Guidance (NPG) states that air quality is considered relevant to a planning application, when a proposal may:

- Give rise to potentially significant impact (such as dust) during construction for nearby sensitive locations;

- Significantly affect traffic in the immediate vicinity of the proposed development site or further afield; or

- Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor quality.

In this case, it is not considered that the proposal will have any significant impact upon existing, local air quality levels.

Construction activities such as dust generation and vehicle/plant emissions will be short-term and can be appropriately controlled via best practice measures.

In terms of operational impact, as the development is proposed to be car free, with only two accessible spaces and with infrequent residential transfer arrangements, any impact as a consequence of vehicular traffic is considered relatively low.

With respect to the impact upon ecology, precautionary measures will be taken in relation to any impact upon any flora or fauna via the information detailed within the ecological appraisal and arboriculture report required to be submitted.

The ecological appraisal highlights that the site has limited potential to support protected species and mitigation will be implemented including habitat retention to avoid significant effects, it is not considered that an EIA is required on the basis of ecology.

Any proposed tree loss will be assessed and will need to be appropriately mitigated via tree replacement either on or off site where necessary.

In terms of archaeology and heritage, the site does not contain any designated heritage assets or archaeological impacts that would be affected by the development of the site.

A Heritage Appraisal will be submitted as part of the application. This has identified that no heritage designations within the site, although the site is situated within the Victoria Park Conservation Area.

The site can however be classed as non-listed designated asset, due to site being of architectural and historic and social interest. However, it is considered that there is capacity for change within the site which could enhance the heritage value and interest of non-listed designated assets.

An Archaeological Desk Based Assessment will accompany the application given that the design involves the demolition of St. David's Hall and St. Gabriel's extension, as well as construction of the new elements and will involve breaking ground and the potential to affect any surviving archaeological remains.

The information submitted to date indicates that the site has the potential to retain buried remains of an ancient township boundary and late eighteenth century former fields and also the potential to contain a tollgate lodge and potential remnants of Woodthorpe Hall and outbuildings.

It is considered that any remains are likely to be of local significance only and the exact scope of any further investigations can be determined by Greater Manchester Archaeological Advisory Service (GMAAS), with any necessary monitoring, watching brief or mitigation likely to be controlled through standard planning conditions

In terms of flood risk, the entire site and immediate surroundings are situated within Flood Risk Zone 1 – low probability of flooding.

A Flood Risk Assessment has been prepared to assess the potential impacts and indicates that the majority of the site has a very low pluvial food risk and the areas within the site that have a higher risk of pluvial flooding are due to topography rather than considerable overland flow. The proposed drainage strategy will ensure no flood takes place on site for all events up to and including the 1:100 year plus 40% climate changes.

As the site is brownfield, in line with Core Strategy policy, the development is to restrict flows by 50% compared to existing discharge rates, which in turn would significantly reduce local surface water flood risk in the area.

Through the implementation of mitigation measures such as permeable paving, soft landscaping and attenuation, the risk of flooding from surface water is considered low and the proposed development will adhere to the drainage hierarchy.

It has been further identified that the proposed development will not result in an increased risk of flooding off-site and whilst the site is located within an area at risk of flooding from reservoirs, the submitted FRA considers that through regular maintenance and inspection of reservoirs by appropriate bodies, there is a low risk of flooding via this source.

The foul water network is proposed to discharge to the Severn Trent network, with discharge rates to be agreed with Severn Trent.

With respect to visual amenity, it is acknowledged that there will be some impact, particularly when viewed from Oxford Place. It is considered however that through effective landscaping, good design, the use of appropriate materials and appraisal of the heritage context, any impact can be mitigated. Any effects are therefore likely to be minimal, subjective and of local significance only.

In terms of noise impact, a Noise Impact Assessment has been undertaken.

The assessment considers that noise impacts associated with the proposed development are likely to be acceptable. Notably, those associated within the construction phase, vehicular movement and fixed plant equipment.

Through the implementation of standard mitigation measures i.e the implementation of a Construction Environmental Management Plan, it is believed that noise impact associated with the development will be appropriate for residential development, localized in nature and in accordance with the City Council's criteria.

The proposed development due to its situation has the potential to affect daylight/sunlight of neighbouring occupiers.

The assessment undertaken so far anticipates that the construction or operation of the proposed development will not have a significant adverse impact on daylight/sunlight amenity for neighbouring receptors. In any event, any impact is not considered to be of more than local significance to warrant an EIA.

In terms of any impact as a consequence of wind and any impact on the local microclimate, the marginal increase in scale and mass when compared to the existing context is not considered significant. The proposed development is not of the scale usually expected to result in wind effects and as such an EIA is not considered to be required.

On balance, taking account of all of the above, it is believed that any impacts will be of a localised nature and not give rise to any significant effects on the environment, requiring evaluation by an EIA.

(iii) Transboundary nature of the impact

Given the scale and nature of the development, transboundary impacts are not applicable and therefore an EIA on this basis is not required.

(iv) Intensity and complexity of the impact

The impacts associated with both construction and the operational elements of the entire development will be thoroughly assessed and understood. Through appropriate best practice measures and successful mitigation, an EIA is not considered to be required.

(v) Probability of Impact

Through assessment of the detailed, specialised, technical documents that will accompany the planning application, any impact will be understood. It is anticipated that the effects be of a localised nature and for a short duration only. Through appropriate best practice measures and mitigation, the impacts are considered acceptable and therefore do not require assessment through an EIA.

(vi) Expected onset, duration, frequency and reversibility of impact

Any impact as a consequence of the above are likely to be short term or temporary. As such, it is not felt an EIA would be required on this basis.

(vii) Cumulation of the impact with the impact of other existing and/or approved development

As already outlined within this screening opinion, there are no other developments either located nearby or in the pipeline that are anticipated to adversely affect the environment as a consequence of cumulative impact. An EIA is not therefore required on this basis.

(viii) Possibility of effectively reducing the impact

Reducing the impact is possible via best practice measures, effective protocol and mitigation as outlined within the application documentation. An EIA would not therefore be required on this basis.

6. Mitigation if Development is not EIA Development ‘General Provisions relating to Screenings; under Part 2, Regulation 5

As required by the EIA Regulations and as prescribed by National Planning Guidance, if it is to be determined that the proposed development is not EIA development, a screening opinion should provide details of the proposed mitigation measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

As already outlined, any impacts are considered to be minimal, temporary or localised in nature. It is acknowledged however that there will be some environmental impacts, but these can be suitably mitigated to reduce any likely effects of the proposed development. These are set out below, with any

necessary mitigation possible through the attachment of planning conditions where necessary.

Visual Amenity

Consideration of the impact of the proposed development upon nearby occupiers or upon the appearance of the street-scene is required and can be achieved by a robust assessment contained within a Design and Access Statement and Heritage appraisal.

It is considered that through effective and robust landscaping, tree planting, boundary treatment and control of building materials, any negative impact can be suitably mitigated.

Landscaping and external materials to be used can be appropriately controlled through the imposition of suitable planning conditions.

Archaeology

Through best practice measures to be implemented via a Construction Environmental Management Plan and through archaeological monitoring, any impact during the construction phase can be suitably mitigated

Ecology

As outlined, mitigation should include a robust landscaping plan, construction management best practices, the possible need for bat licenses, ecological supervision, appropriate lighting, attention to the provisions contained within the Wildlife and Countryside Act (1981) and Reasonable Avoidance Measures (RAMS) during construction.

Daylight/Sunlight

No mitigation required.

Drainage and Flood Risk

The site is located within Flood Zone 1 – low risk of flooding.

Mitigation is however still necessary and is to include best practice construction management measures, improvement to surface water run-off rates and regulation maintenance of drainage systems.

Ground Conditions

The applicant has submitted Desktop Study which is to be supplemented by further intrusive Site Investigation and Remediation where necessary. Further mitigation in the form of pollution prevention measures, implementation of a Construction Environmental Management Plan and Material Management Plan should be carried out and can be controlled by appropriate planning conditions.

Noise and Vibration

The control of noise can be mitigated by implementing the measures detailed within the Acoustic Report, the appropriate design, control and insulation of plant equipment, suitable glazing and ventilation and through the effective implementation of a Construction Environmental Management Plan. Appropriate planning conditions can secure this.

Air Quality

There are likely to be impacts on air quality during both the construction and operational phases of the development. An effective Construction Environmental Management Plan will be introduced. Appropriate planning conditions can secure this.

Wind Microclimate

No mitigation required.

Highway Impact

Through appropriate construction management, to be implemented via an effective Construction Environmental Management Plan and Construction Traffic Management Plan, any impacts can be appropriately controlled.

A restriction of car ownership for occupiers and through the promotion of a travel plan can further limit any impact. Appropriate planning conditions can secure this.

Climate Change

An electric vehicle charging point can be included for one of the accessible spaces. An appropriate planning condition can secure this

7. Conclusion

This response is based on the EIA Screening Report submitted by Avison Young dated 3 May 2022

Following consideration of the submitted information and an appraisal against the EIA selection criteria within the Regulations, the proposal taken either on its own or cumulatively, is not considered likely to give rise to significant environmental effects.

The technical assessments undertaken to date show that any potential for significant effects can be appropriately managed through best practice measures and suitable mitigation where necessary. The impacts are not of a level or complexity that an Environmental Impact Assessment would be necessary to evaluate them.

It is therefore the formal opinion of Manchester City Council, as Local Planning Authority that an Environmental Impact Assessment is not required on this occasion.

The City Council as Local Planning Authority reserves the right to seek an Environmental Impact Assessment of any future planning submission on this site. Moreover, this letter does not infer or imply in any way that planning permission would be granted for the proposed development.

Signed:

A handwritten signature in black ink, appearing to read 'D W Jones', is positioned above the printed name and title.

Derek Jones
Section Planning Manager
31 May 2022

Contact details

Enquiries

Nicola Simpson

nicola.simpson@avisonyoung.com

Visit us online

[avisonyoung.com](https://www.avisonyoung.com)

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.