

26 August 2022

Delivered via email

Ms Jennifer Connor
Area Team Group Manager
Planning Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
M60 2LA

Dear Jennifer

**FORMER GAMECOCK PUBLIC HOUSE, BOOTH STREET WEST, MANCHESTER (PLANNING APPLICATION
130387/FO/2021)**

With reference to our recent discussions, I am pleased to enclose a full suite of revised drawings in relation to the above proposed development for Purposed Built Student Accommodation (PBSA).

My client has considered the Planning Committee resolution of 31st May 2022 to move the refusal of the planning application for the proposed development based on the plans as submitted in May 2021. The reasons given were as follows:

- The scale of the development relative to the size of the site which would be detrimental to the area visually and would dominate the area;
- The absence of parking provision in close proximity to the entrance for those with disabilities.

Proposed scheme amendments

Following a design review process, and in response to the above reasons for refusal, my client proposes a number of material amendments to the scheme. These are reflected in the revised plans submitted with this letter. The amendments include a reduction in the height and massing of the development from 13 storeys (maximum) as originally proposed to 11 storeys (maximum). The revised number of storeys now mirrors that of a residential development consented on the site in 2008 and which, through an appeal process, was deemed to reflect an acceptable massing proposal for the site and its context.

Overall, the volume of the development has been reduced by some 20%. As a result, the revised scheme reflects a reducing in the number of bedrooms from 261 to 197. The broad mix of units and split between clusters and studios remains unaffected.

Whilst the original development proposal was supported by Officers, as reflected in the recommendation to the Planning Committee, my client takes the feedback provided by elected Members seriously and, in response, has put forward a scheme which is more aligned with the prevailing massing and height of pre-existing developments in the area as the fundamental issue of concern. The design amendments made, how the revised scheme compares against the original proposal and how the revised scheme relates to the surrounding built context is illustrated through a full updated Design and Access Statement which is submitted alongside updated plans.

1 New York Street Manchester M1 4HD
T 0161 233 7676 turley.co.uk

Alongside this, and in response to the second reason for refusal, my client will work with Officers to agree a planning condition requiring the developer to provide new disabled parking spaces within the vicinity of the development utilising existing on street non-disabled spaces.

The architectural material and quality of the development remains unaffected by the proposed changes, as does the commitment to the provision of a ground floor space for the use and benefit of the local community.

As part of the submission, limited other changes have been made to the scheme which have followed a broader design review process, unrelated to the reasons for refusal. This includes the removal of the previously proposed basement, with 'back of house' facilities previously proposed within this area now relocated to the ground and first floors.

The need for additional student bedrooms in the City remains pressing, as evidenced within the original planning application of May 2021 and set out in the Committee report of May 2022. Nothing has changed since the Planning Committee meeting of 31st May 2022 in that regard and we note that the Planning Committee has not sought to challenge or question the wider justification for the development of the site for student accommodation uses, the benefits which flow from this or indeed the scheme's compliance with Policy H12 of the Manchester Core Strategy. Rather the only points of feedback relate to the above stated reasons for refusal, to which the applicant has provided a positive response through the revised suite of plans.

Full scope of supplementary submission

The revised plans and Design and Access Statement are accompanied by the following:

- Wind Microclimate Assessment (Version 1), produced by Wardell Armstrong
- Daylight Sunlight and Overshadowing Report (Version 4), produced by Point 2
- Crime Impact Statement (document ref. 2007/1181/CIS/02), produced by Greater Manchester Police
- Updated Economic Benefits Infographic, produced by Turley Economics
- Waste Management Strategy (document ref. 10224-SHP-RP-WM201), produced by Simpson Haugh

A schedule of plans identifying those which are superseded, those which are withdrawn from the application and those which are unaffected by the changes is provided within the supplementary information (ref. 10224-Z0-A-B5D8-Z330-SC-XX-001_01 Drawing List).

All other previously submitted reports which consider the environmental effects of the development (such as townscape and visual impact, air quality, traffic, etc) have assessed a larger scale development than the revised scheme. Collectively these reports conclude that the impacts of the scheme as originally submitted are within acceptable parameters, reflected in the Officer recommendation for approval, and verified by the views provided by statutory consultees to the Local Planning Authority. As the scale of development is reduced, any impacts in respect of such disciplines will be **no greater** in the context of the revised scheme, and in some cases will be reduced. Accordingly, reliance can continue to be placed on the original reports for the purpose of assessing the maximum effects of the revised scheme. As such, with the exception of the above items, none of the other reports have been updated as part of this application.

Given the reasons for refusal, it is important to present updated information in relation to areas of potential amenity impact so the material effect of the changes can be understood. In this regard, it is noteworthy that the updated Wind Microclimate Assessment and Daylight Sunlight and Overshadowing Report evidence that the revised scheme results in reduced impacts compared to original scheme in relation to these disciplines. The

development therefore reflects a material betterment in respect of these areas of amenity impact, notwithstanding that Officers concluded that the impacts in relation to the original scheme were within acceptable parameters.

As the scheme has reduced in scale, it is also appropriate to present updated data in relation to the economic impacts of the development compared to that reported in the original planning application. An updated summary of the direct economic benefits of the development is provided with this letter. This supersedes the equivalent presented in Appendix 6 of the Planning Statement (May 2021).

I trust the content and scope of this supplementary submission is clear and as expected. My client requests that the application be progressed to determination based on the enclosed updated documents at the earliest opportunity.

Please do not hesitate to contact me if you have any queries at this stage.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Bickerdike'.

Andrew Bickerdike

Director

andrew.bickerdike@turley.co.uk