

2 August 2022

Delivered via Planning Portal

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Manchester City Council
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Town Hall, Albert Square
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Dear Jennifer

**APPLICATION TO DISCHARGE CONDITIONS 3B AND 26 PURSUANT TO PLANNING PERMISSION REF:
124472/FO/2019 – KINCARDINE COURT, MANCHESTER, M13 9JA**

On behalf of our client, Unite Students ('the applicant'), I am pleased to enclose an application to discharge Conditions 3b and 26 pursuant to the above planning permission at Kincardine Court, Manchester.

The application has been submitted via the Planning Portal (ref. PP-11446609) and comprises the following information:

- Competed Application Forms, prepared by Turley
- This Covering Letter, prepared by Turley
- Unite Kincardine Court Extension Local Benefit / Social Value Report, prepared by Bowmer Kirkland
- Kincardine Court Student Intake Strategy September 2022, prepared by Unite Students

The requisite fee of £116.00 has been paid online via Planning Portal.

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 06 December 2019 for the redevelopment of Kincardine Court (LPA ref. 124472/FO/2019) ("Kincardine Court Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank

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Since the permission was granted, the proposed development has been subject to a Non-Material Amendment application (LPA ref. 130919/NMC/2021), which altered the internal layout to include a reduction in the number of bedrooms from 100 to 92. This application was approved in July 2021. Following this, a number of Conditions have been discharged via two Discharge of Conditions applications (LPA ref. CDN/21/0513) (LPA ref. CDN/21/0976).

At present, there is a live Discharge of Condition application for Conditions 9, 10 15, 17, 18a, 19, 23, 24, 27 and 28 (LPA ref. CDN/22/0422) and a Discharge of Condition application pending validation for Conditions 5b, 11 ,12a and 21a (ref. PP-11431275).

A full history of the applications post approval can be seen below.

Summary of Applications Submitted

Application Type	Condition No. (If Applicable)	Reference	Status
Non-Material Amendment		130919/NMC/2021	Approved
Discharge of Condition	3a	CDN/21/0513	Discharged
Discharge of Condition	4	CDN/21/0513	Refused
Discharge of Condition	4	CDN/21/0976	Discharged
Discharge of Condition	5a	CDN/21/0513	Discharged
Discharge of Condition	5b		Pending Validation
Discharge of Condition	6	CDN/21/0513	Discharged
Discharge of Condition	8	CDN/21/0976	Discharged
Discharge of Condition	9	CDN/22/0422	Pending Determination
Discharge of Condition	10	CDN/22/0422	Pending Determination
Discharge of Condition	11		Pending Validation
Discharge of Condition	12a		Pending Validation
Discharge of Condition	15	CDN/22/0422	Pending Determination
Discharge of Condition	17	CDN/22/0422	Pending Determination
Discharge of Condition	18a	CDN/22/0422	Pending Determination
Discharge of Condition	19	CDN/22/0422	Pending Determination
Discharge of Condition	21a		Pending Validation
Discharge of Condition	23	CDN/22/0422	Pending Determination
Discharge of Condition	24	CDN/22/0422	Pending Determination
Discharge of Condition	27	CDN/22/0422	Pending Determination
Discharge of Condition	28	CDN/22/0422	Pending Determination

DISCHARGE OF CONDITION

Condition 3b – Local Labour Recruitment Report

Condition 3b requires the submission of a detailed report which includes information and outcomes about local labour recruitment one month prior to construction work being completed, stating:

Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority

The submitted document, Unite Kincardine Court Extension Local Benefit / Social Value, prepared by Bowmer Kirkland, provides the requisite detail on the information and outcomes relating to local labour recruitment, specifically, the recruitment of local people into apprenticeships and the mechanisms and delivery of the Local Benefits Proposal. On this basis, this information is considered sufficient to discharge Condition 3b.

Condition 26 – Moving In and Out Management Strategy

Condition 26 requires the submission of a moving in and out management strategy for the approval of the Local Planning Authority prior to occupation, stating:

Prior to the first occupation of the development hereby approved, a moving in and out management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and thereafter retained and maintained.

The submitted document, Kincardine Court Student Intake Strategy September 2022, prepared by Unite Students, confirms the strategy for the moving in and out of students from the development. Students will arrive on the 3rd September 2022 or 17th September 2022 and will be asked to book a slot in advance. Following this, students will be able to collect their keys from reception. Marshalls will be on site, in branded Unite jackets, these will be the individuals that are aware of the road restrictions and check in process. At the end of the year, many tenants rebook and choose to remain in the same bed space for the following academic year. Although tenancy periods will end formally on a set date decided by their contract length, students often leave once their exams results are known. This means that departure from the accommodation at the end of the academic year is staggered and traffic or parking disruptions during check out is minimal. I trust this information is sufficient to discharge Condition 26.

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 3b and Condition 26 pursuant to planning permission 124472/FO/2019. However, should you require any further information, please contact myself or my colleague Andrew Bickerdike (andrew.bickerdike@turley.co.uk).

Yours sincerely



Will Hannah
Assistant Planner

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