Planning and Tall Building Statement

Former Gamecock Pub, Booth Street West

May 2021

Turley

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Curlew Alternatives Eighth Property LP

Our reference

CURM3000

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1. Introduction

1.1 This Planning Statement has been prepared by Turley on behalf of Curlew Alternatives Eighth Property LP ("Curlew" or "the applicant"). It is submitted in support of an application for full planning permission for the demolition of the former Gamecock Pub on Booth Street West in the Oxford Road Corridor and Hulme area of Manchester and the redevelopment of the site for purpose built student accommodation and community uses.

1.2 In brief, the proposed scheme comprises the development of a building extending to 13 storeys at its highest point to be used for purpose built student accommodation ("PBSA"), comprising 261 bed spaces and ancillary amenity space, cycle parking, a community hub and outdoor space (hereafter referred to as "the Proposed Development"). This will be achieved utilising a site which is derelict, which makes no contribution to the economic, social and environmental wellbeing of the city, the Oxford Road Corridor and Hulme and indeed which, in its dilapidated form, makes little contribution to the character and appearance of the area. The site is ripe for redevelopment in a manner which benefits the city. The proposed development represents the optimum use of the site having regard to the development needs of the city and the site's location, representing a marriage of opportunity and need.

1.3 A community hub, resident amenity gym and an entrance lobby with 24 hour security is proposed for the ground floor. The community hub will provide a space for local Hulme residents to use on both a formal and informal basis with the potential for informal markets, an independent café or to host workshops and tutorial events for example. This is proposed as an integral part of the development in order that the development is able to give something back to the community and return the site to a use which benefits residents of Hulme, reflecting its previous use as a public house.

1.4 The policy compliant scheme will provide 261 high quality, sustainably located and expertly managed student bedrooms, with good quality facilities and amenity space. It will help address unmet demand for student accommodation, and the consequential impacts this has on the city's ability to attract students to Manchester, while offering regeneration benefits for the Hulme area.

1.5 This Planning Statement provides a fully evidenced case of the need for student accommodation, outlines support received from Manchester Metropolitan University (MMU) and the Royal Northern College of Music (RNCM) and demonstrates wider regeneration benefits which contribute to the scheme's compliance with Manchester City Council's PBSA Policy. The Statement provides a comprehensive review of relevant planning policy and finds the proposals to be fully in accordance with the Development Plan and supported by other material considerations.

1.6 The application submission contains a comprehensive suite of technical supporting documents, a full list of which is provided at **Appendix 1**.

Structure

1.7 The remainder of this Planning Statement is structured as follows:

- **Section 2**: provides an overview of the development opportunity
- **Section 3**: provides a brief description of the application site in context
- **Section 4**: provides a comparative assessment of the proposed development and the previous planning applications and briefly summarises the consultation undertaken with key stakeholders, local residents and interested parties
- **Section 5**:provides a detailed description of the proposals
- **Section 6**:outlines the key planning policy considerations
- **Section 7**: summarises the main issues of relevance to the principle of the development, including an assessment against Policy H12 Student Accommodation
- **Section 8**: addresses the acceptability and quality of the design of the Proposed Development against relevant local and national planning policy
- **Section 9**: gives due consideration to the potential impacts of the Proposed Development on the amenities of the surrounding neighbourhoods.
- **Section 10:** provides an appraisal of the Proposed Development against relevant national and local planning policies in relation to environmental considerations
- **Section 11:** summarises the benefits of the Proposed Development
- **Section 12:** presents overall conclusions and identifies why planning permission should be granted.
- **Appendix 1**: Application Document Schedule
- **Appendix 2**: Student Spend and Economic Impact Report (April 2021)
- **Appendix 3**: Manchester Metropolitan University letter of support
- **Appendix 4**: Royal Northern College of Music letter of support
- **Appendix 5**: Tall Building Statement
- **Appendix 6**: Economic Benefits Infographic

2. Context to the proposals

Curlew Alternatives Eighth Properties LLP

2.1 Curlew is a privately owned, UK based, real estate business, focusing on the Development and Investment Management of Alternative Real Estate Assets & Funds. Curlew have over 10,000 beds, delivered, under construction and in planning with a total of 36 schemes funded across the UK and Europe.

2.2 The Curlew company's mission is *"to raise the standards of student living, maintain affordability and provide the 'best-in-class' accommodation"*.

2.3 Founded in 2011, the company has raised and invested over £1bn in PBSA and mixed-use schemes through Indirect Funds and Direct Single Accounts across the UK and The Netherlands.

2.4 Curlew prides itself on providing good quality accommodation for its student occupants and in doing so supporting higher education institutions across the country. In turn, their developments play a critical role in supporting the economy of their host cities. Curlew's developments provide a safe and secure home, with student wellbeing at the heart for their proposals. At the same time, their schemes seek to enhance the communities in which they are located through their design approach, prioritisation of brownfield regeneration sites and incorporating uses which can benefit all. Community cohesion and integration are central to their approach.

2.5 Curlew's track record of delivering high quality PBSA schemes across the UK is clearly a positive in respect the application site's deliverability. Curlew, subject to a positive determination of the application, intend to commence development as soon as possible and aim to have the building occupied by the 2023 academic year.

Redevelopment of a derelict brownfield site

2.6 The application site is a derelict brownfield resource occupying a highly sustainable location and a strategic position within the Oxford Road Corridor and the community of Hulme. Despite this, its social, economic and environmental contribution to the city and to the community is overwhelmingly negative. It is a wasted land resource and yet well placed to make a positive contribution to the city and the Hulme community. The site represents a rare opportunity within the Oxford Road Corridor. It is vital that the site's development is optimised in the context of the city's significant development needs.

2.7 The site has been derelict for a number of years and the former Gamecock Public House has had very limited renovation works since its construction in the 1970's. The pub has been vacant since the early 1990's. The structure of the former pub remains onsite albeit with significant decay to the structure itself and sited within overgrown and unkempt surroundings. The condition of the site and existing structure, the prominent location of the site on a main thoroughfare and close to the University campuses means the site as existing is a major detraction from the quality of the local environment and character of the area. The site currently has no defensible boundaries

and therefore the prominent location of the site has meant there have been instances of anti-social behaviour including fly tipping and graffiti.

2.8 The site has historically been subject to two major planning applications for buildings of height (decisions issued in 2008 and 2012). The 2008 application was allowed at Appeal and the 2012 application was ultimately refused by MCC. However, the permission that was allowed at appeal was never implemented and therefore the site has remained undeveloped and abandoned since the closure of the Gamecock Pub a number of years ago. A detailed comparative design and amenity assessment of this proposed development and the previous schemes at the site is provided at Section 5 of this Planning Statement.

2.9 While there are tangible differences between the previous proposed developments at the site in respect of design and amenity, there are also differing contextual matters that impact the decision making process, in this instance, most notably the additional benefits of the scheme for the wider community and the greater, now acute, level of need for PBSA within Manchester.

2.10 The effective and efficient utilisation of a sustainably located brownfield site and provision of a use for which there is an acute need alongside provision of additional space for the benefit of the wider community, represents the very essence of what the planning system seeks to achieve. Given the site's baseline condition and social, economic and environmental contribution (which is plainly negative), significant net benefits will be realised by the development which are articulated through this statement.

Community benefits

2.11 The site is approximately 300m from the Aquarius Community Centre which, prior to Covid-19, hosted a number of activities and social events for local residents including art, sport and craft classes, an over 50's social, ladies social group and care social for elderly residents. The social hub at the Aquarius Community Centre can be supported and expanded upon by the provision of a community hub space at the application site.

2.12 The community space proposed as part of the development can be enjoyed by existing nearby residents of all ages. It is provided for the community with an open invitation for the community to take ownership and control of this space and to shape its use as it sees fit. This is a key principle of the proposed development's ethos and mission to achieve a scheme which respects the existing community and integrates with it, adding value and richness to the community rather than taking from it. The scheme seeks to achieve this from a baseline of the site being derelict, making no social or economic contribution to the city and indeed significantly detracting from the quality of the local environment, with adverse consequences for the community.

Pressing need for student accommodation in Manchester and why it is important for the City

2.13 Manchester Metropolitan University's (MMU) Corporate Strategy focusses on the student experience and the benefits a global city such as Manchester can offer to

prospective students[1]. Both the University of Manchester (UoM) and MMU have a focus on wellbeing and aim for Manchester to be a destination of choice when it comes to Higher Educations Institutions on the national and international stage[2].

2.14 Higher education students contribute significantly to Manchester's economy and the long term economic aims of the city. Appendix 2 provides a report prepared by Cushman and Wakefield which details the student spend and subsequent economic impact. This concludes:

- Manchester is home to over 66,000 full-time students and is one of the key educational hubs in Europe
- The economic contribution from students in Manchester totals 6.6bn (life of study)
- Total student spend annually totals just over £631m

2.15 Evidently, students renting, socialising, shopping and making use of amenities all generate significant economic returns for the city, and localised area of the city within which they live, while they study. Ensuring students have a positive experience of living in Manchester and are given the opportunity to live in attractive areas and in high quality accommodation while at university is critical to attracting students and in turn in ensuring levels of graduate retention remain high and grow. Indeed, the 2019 QS International Student Survey notes that 60% of prospective international students consider accommodation information to be influential in their decision making (Appendix 2).

2.16 Manchester's most valuable and high skilled sectors include advanced manufacturing, health and life sciences, all of which require a highly skilled work force. The attraction of students, and retention of highly skilled graduates which the City's university produce, currently at a rate of approximately 53%, aligns with the strategic aims of the Greater Manchester Strategy (2017); recognising the full potential of Manchester's younger population and matching this with the variety of world class employment opportunities.

2.17 The City Council's initiative to see the Oxford Road corridor recognised as a world-class innovation district contributing to the *"economic and social dynamism of one of Europe's leading cities"* (A Strategic Vision for Corridor Manchester (2015)) is reliant on the contributions of higher education facilities and students:

"Major investments by The University of Manchester, Manchester Metropolitan University and the Central Manchester University Hospitals NHS Foundation Trust (CMFT) have been augmented by new research, incubation and science park facilities. These provide the core assets underpinning a broad-based, high-skilled economy.[3]"

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1 https://www.mmu.ac.uk/media/mmuacuk/content/documents/about/corporate-strategy/Manchester-Met-Corporate-Brochure-A6.pdf

2 https://www.manchester.ac.uk/discover/vision/

3 Corridor Manchester Strategic Vision to 2025, page 8

2.18 The provision of high quality and well managed student accommodation in popular student areas across Manchester has never been more important. Successful PBSA schemes will help ensure the universities attract the best students that can positively contribute to the objectives of the Corridor Manchester strategy and wider objectives for the City's growth in the context of growing levels of graduate retention in the city.

2.19 This is recognised by a number of educational institutions, with MMU outlining in order to achieve their accommodation strategy and ultimately continue to attract students to the University, they need to be able to provide sufficient high quality accommodation with confidence. MMU have recognised that a further 800 high quality beds are required to replace the current poor quality accommodation and to meet the evidenced demand.

2.20 Appendix 3 provides the letter of support MMU issued in respect of the proposed scheme and confirms that their future accommodation preference will be on shared student cluster accommodation with en-suite facilities, are located in close proximity to the campus with good levels of social space and must be affordable.

2.21 This is further emphasised by the Royal Northern College of Music (RNCM) who have also provided a letter of support in relation to the proposed development outlining that their aim is to provide students with the highest quality accommodation possible at an affordable price, in order to continue to attract a high calibre of students (Appendix 4).

2.22 Therefore, in enhancing the student accommodation provision throughout the City to attract students and continue to ensure a competitive University environment; the economic benefits resulting from the success of these Universities and the skilled workforce resulting from graduating students will strengthen and grow the City's economy. As such, the role high quality PBSA has within the City cannot be understated.

Existing student accommodation profile

2.23 The application is supported by a Summary Evidence of Student Need ("Evidence") document prepared by Cushman and Wakefield. The key figures and information provided in this section are taken from this report and therefore reflects the research and analysis undertaken by Cushman and Wakefield, specialists in this field.

2.24 The supply of student bedspaces in Manchester has not met the needs of the city and its' Higher Education Institutions for a number of years. The Evidence shows Manchester has seen the lowest level of new PBSA development of any major UK market since 2013.

2.25 The Evidence indicates that the lack of student accommodation is resulting in poor student to bed ratios in Manchester in comparison to other northern University cities. In Manchester this means that 46% of all students cannot be accommodated in purpose built accommodation (University accommodation or PBSA) and therefore are forced to live in private rented market housing including houses in multiple occupation ("HMOs").

2.26 There is a growing market for PBSA in the city centre so students can be closer to the campuses of UoM, MMU, and others such as the RNCM. With the high costs of city centre market accommodation and PBSA, many students are forced to live in areas further away from main public transport routes and in inappropriate or poor quality accommodation.

2.27 The rental of private market housing by students has also led to a greater number of unmanaged HMOs across the city and an increase in council tax exemptions. The high demand for accommodation in rental market areas popular with students means landlords are securing rent for sub-standard housing with little to no maintenance costs and with no real driver to improve or renovate the local housing stock.

2.28 Coupled with the slowing of new student accommodation in the city, there has also been a noticeable change in student attitude and expectations in respect of the quality of student accommodation, with greater demand for en-suite bedrooms, modern facilities, such as Wi-Fi and quality social areas and amenity space. Manchester City Council's approach to PBSA

2.29 The extensive policy criteria set by Core Strategy Policy H12 for new student accommodation, and in particular the requirement to demonstrate need or university support, has meant that there has been limited PBSA delivery in Manchester for a number of years. The number of students choosing to study in Manchester has increased but the provision of additional PBSA has not kept up. The City Council now recognises that the mismatch between demand and supply is having adverse consequences on the cost of available accommodation, on the city's open market housing stock and on Council tax revenues.

2.30 A Report to Manchester's Executive committee on the matter (prefacing a Policy H12 review) in November 2019 outlines how the City Council's implementation of their student accommodation Policy H12 has managed the "*appropriate delivery of PBSA… prevented oversupply of PBSA and created a dynamic residential market*"[4]. The Report recognises that the development of more private rented accommodation in the city centre has resulted in more students wanting to live in the city competing for this accommodation with working residents; this increased demand has inflated rents. The City Council are clear that the inflated rent costs reflect the lack of supply in mainstream housing and PBSA.

2.31 Furthermore, the Report confirms that PBSA in Manchester is one of the most expensive in the UK; *"rental levels across the PBSA market have grown at twice the rate as would be expected in markets with healthy supply/demand levels[5]".*

2.32 The City Council recognise that the provision of competitively priced and high quality PBSA will offer students a suitable alternative to market housing and will therefore reduce rental demand and competition within the private rented sector.

2.33 The Report also demonstrates Council Tax revenue implications as a result of students residing in market housing; monies lost as a result of student Council Tax exemptions is

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4 Officers Report to Executive Committee November 2019 – paragraph 2.6

5 Officers Report to Executive Committee November 2019 – paragraph 3.15

estimated at £17 million a year based on 15,000 market dwellings being rented by students across the Local Authority area. The City Council acknowledge that this loss of revenue will only be addressed by meeting student accommodation demand and delivering more PBSA.

2.34 It is in this context, the site's location in relation to the main campuses of MMU and UoM and the pressing need for the regeneration of the site to reverse the longstanding adverse impact it has on the Hulme community in its present form, that Curlew proposes the development of a high quality PBSA development for the site. The proposal represents a clear marriage of opportunity and need.

3. Site and Surroundings

The Site

3.1 The PDS is located within the neighbourhood of Hulme, Manchester and lies c.350m to the west of Oxford Road; a key thoroughfare running south from central Manchester and on which the city's main higher education institutions are based. The PDS lies just outside and to the west of the MMU Campus and north west of the UoM Campus on Oxford Road.

3.2 The PDS is approximately 0.1 hectares in size, and currently comprises the part one storey and part two storey derelict and dilapidated building; formerly the Gamecock Pub. The building has shutters at the main entrance and many of the windows are boarded up or caged to prevent access. The site is generally unattractive with visible graffiti, elements of littering and fly tipping and the building itself being unmanaged and in disrepair.

3.3 The remainder of the site comprises an overgrown tarmacked parking area, as well as a small area of overgrown vegetation. There are a handful of trees within the site set back slightly from the pavement of Boundary Lane. The site is generally at grade with the adjoining pavements and there is no boundary features preventing access to the site beyond a number of small wooden posts spaced approximately 2m apart.

Figure 3.1: The derelict Gamecock Pub

Source: Google Earth

Manchester city centre context

3.4 Manchester is a growing and ambitious city at the heart of the Greater Manchester City Region, which has a population of circa 547,627[6]. The City Region has an economy bigger than that of Wales or Northern Ireland.

3.5 The City Region has a diverse economy, with the potential to grow in a number of key sectors. Central to this potential is its excellent universities, higher education establishments and first-class culture and sport. Manchester is a centre of excellence for research and learning as it is home to several institutions of higher education including the MMU, UoM, the Royal Northern College of Music and Manchester University NHS Trust Foundation.

3.6 Manchester city centre is the central hub of the regional transport network, is easily accessible and provides a fifth of all jobs in the City Region. The City's growth has been driven by the expansion of a number of sectors including commercial and professional services, science and research, culture and media, advanced manufacturing and ICT and is one of the top European cities for business locations.

Oxford Road Corridor

3.7 The Oxford Road Corridor is home to nearly 75,000 students, alongside a workforce of more than 70,000[7], providing an estimated contribution of £3 billion GVA per annum – consistently accounting for around 20% of Manchester's economic output over the last 5 years[8].

Oxford Road Corridor Spatial Strategic Framework

3.8 The ORC Spatial Strategic Framework ('SSF') outlines the Corridor's intention to become "one of the top five innovation districts in Europe", and to "compete at a global level and … act as the epicentre of the Northern Powerhouse"[9]. This will, in part, be driven by "the continued growth of the private sector and the strengthening of Oxford Road Corridor as a place to live, visit and work for students and knowledge workers across the world"[10].

3.9 This ambition represents a long term spatial plan for the Corridor which seeks to allow businesses and institutions to properly grow and realise their potential. To achieve this the Corridor Strategic Spatial Framework (SSF) seeks to strengthen the Corridor through an ambitious development programme plan which seeks to deliver over 4 million sqft of high-quality commercial, leisure, retail, and residential space.

3.10 It is, however, acknowledged that there is an increasing scarcity of available land within the Corridor and it is essential that the limited land available for redevelopment is used strategically to build on the area's unique position and help to deliver the Corridors

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6 Manchester City Council Forecasting Model ("MCCFM") https://secure.manchester.gov.uk/info/200088/statistics_and_intelligence/438/population

7 https://secure.manchester.gov.uk/download/downloads/id/27387/oxford_road_corridor_srfg_sept_2019.pdf

8 http://www.corridormanchester.com/uploads/6/6/4/9/66491001/final_version_40pp.pdf

9 Oxford Road Spatial Framework (March 2018)

10 Corridor Manchester Strategic Vision to 2025

economic growth potential[11]. The SSF supports a level of new student accommodation in the Corridor which helps to realise the identified economic and place-making potential.

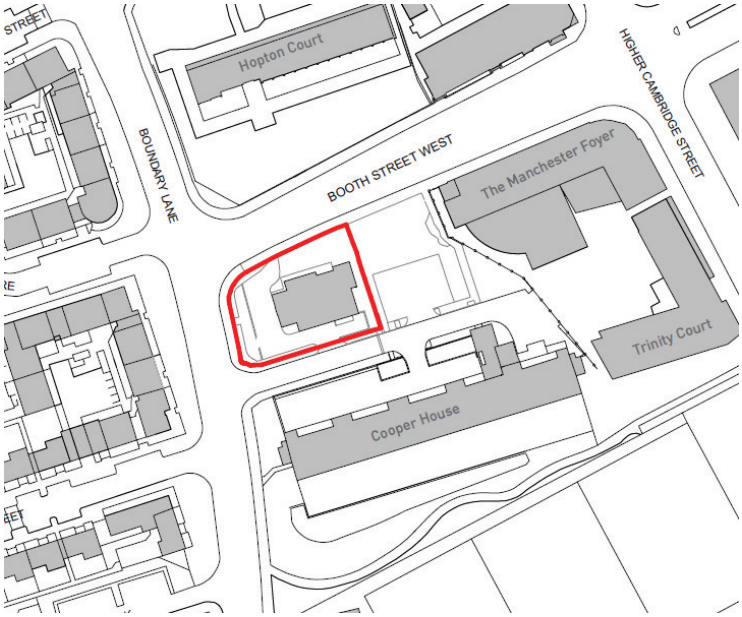
3.11 The PDS sits within a 'transitional' area of the ORC SSF, adjacent to the key investment area, and is strategically positioned on the east-west axis between the residential area of Hulme and Higher Education Institutions.

Surrounding Context

3.12 The PDS is bound by Booth Street West to the north and Boundary Lane to the west. Hopton Court, to the north beyond Booth Street West is a 10 storey residential building and beyond Boundary Lane to the west is high density residential blocks of up to 4 storeys in height.

3.13 To the south, the site is bound by a service road and Cooper House, a 10-storey apartment block. To the east, beyond a small private car parking area is a 5 storey residential block with a number of shops and takeaways at ground floor level. Trinity Court, to the south east of the site is a 10 storey residential building which lies adjacent to the 18 storey Hyatt Regency Hotel.

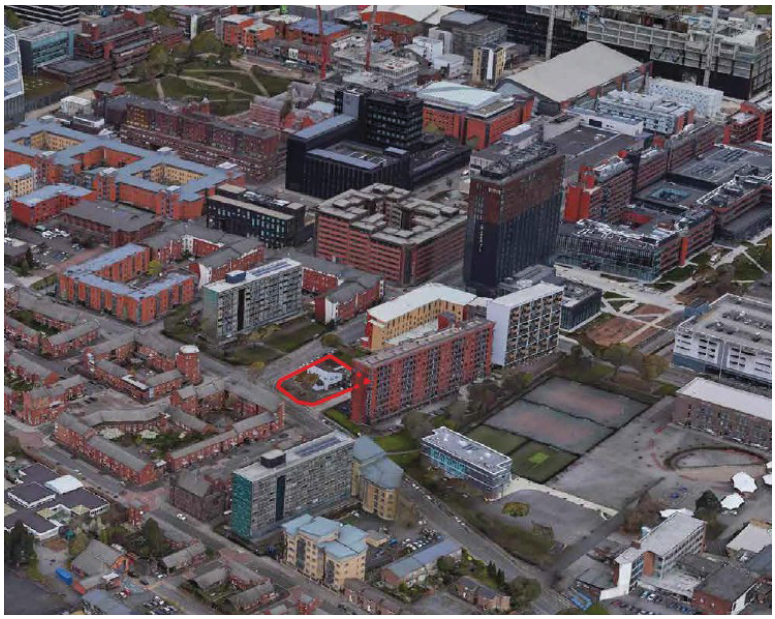
Figure 3.2: Site Location Plan



3.14 The sites location close to the city centre and to the University Campuses means the area it lies within is a densely populated area with a large number of buildings of scale (in both height and mass).

[11] Consideration of Policy H12:Purpose Built Student Accommodation Within the Changing Market Context Report, November 2019

Figure 3.3: Aerial Image of surrounding area



3.15 The PDS and its immediate surroundings currently comprises a mix of residential uses. This varies from medium-density accommodation west of Boundary Lane, characterised by late 20th century 2-4 storey dwellings and apartments, to higher-density 5-11 storey residential blocks immediately to the north, east and south. The medium-density residential area and ancillary uses, such as a nursery, continues to the west.

3.16 To the north of the site is higher-density residential units and student accommodation, as well as MMU's main campus, whilst the area to the south of the PDS is dominated by an 11-storey residential block, adjacent to the grounds of Trinity High School and Sports Centre. This is followed by Burlington Square, a newly-constructed high-density build-to-rent scheme – a scheme which is testament to the changing context of the surrounding area in line with the ambitions of the Oxford Road Corridor SSF, and evidence of the expansion of high-quality, high-density accommodation outside of the traditional City Centre boundary.

3.17 The context immediately east of the site, towards Oxford Road, is greatly different to that of the west. Oxford Road is considered to be a key artillery route through Manchester, which forms the centre of 'Corridor Manchester' and the Oxford Road SSF, and provides access to MMU, the UoM, the Royal Northern College of Music, Manchester Business School, Manchester Science Park and Manchester Royal Infirmary, amongst a number of other key institutions.

Accessibility

3.18 The PDS is strategically located within walking distance of Oxford Road Station, the UoM and MMU campuses and the Oxford Road Corridor, as well as the wider City Centre, and is therefore within a sustainable location for regeneration and development.

3.19 The PDS is well linked to sustainable transport modes with frequent bus services running down Booth Street West and Boundary Lane, as well as a number of frequent services on Higher Cambridge Street and Oxford Road, with the closest bus stop on Booth Street West just c.15m north of the PDS. The Booth Street West bus stop provides a service to Piccadilly Gardens, Manchester City Centre's main bus terminal, roughly every 3 minutes throughout most of the day. Regular services to the suburbs of Manchester, Trafford, Stockport and Manchester Airport are also provided in the opposite direction.

3.20 Oxford Road Station, which provides regional transport access to Greater Manchester and beyond, as well as access to national rail services via Manchester Piccadilly and Manchester Victoria stations, lies c.1km north from the PDS. Deansgate-Castlefield Metrolink Tram Stop is also located c.1km north west of the PDS and provides access to Greater Manchester across 7 routes.

3.21 Enhanced cycling infrastructure is provided in both directions along Oxford Road, providing safe and easy access to the traditional city centre heading north, as well as the residential areas of Withington and Didsbury heading south.

3.22 The PDS is, therefore, considered to be within a sustainable location for regeneration and development.

Environmental Designations

Flood Risk

3.23 The Environment Agency Flood Map for Planning[12] classifies the site as being in Flood Zone 1, and is therefore at low risk of flooding from rivers or the sea. The nearest water source to the PDS is the River Medlock, which is located approximately 900m to the north of the site.

3.24 The Environment Agency flood map indicates the majority of the site is at very low risk of surface water flooding, indicating that each year this area has less than 0.1% chance of flooding.

3.25 Booth Street West and part of Boundary Lane fall within Flood Zone 2, indicating an annual chance of flooding of between 0.1% and 1%.

Historic Designations

3.26 The PDS is not located within a designated Conservation Area. The Whitworth Street Conservation Area is located c.750m to the north-east of the PDS.

3.27 No listed buildings or structures are situated on the PDS, nor within the immediate vicinity.

3.28 There are six listed buildings within 350m of the PDS, these are as follows:

- Righton Building – Grade II (c.300m north east of the PDS);

12 https://flood-map-for-planning.service.gov.uk/confirm-location?easting=383673&northing=397198&placeOrPostcode=M15%205FJ

- Ormond Building, Manchester Metropolitan University (Formerly municipal offices) - Grade II (c.325m north east of the PDS);

- Pharmacy Department, Department of Adult Education, University of Manchester– Grade II (c.330m south east of the PDS);

- Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design Grade II (c.335m north east of the PDS);

- Roman Catholic Church of St Augustine - Grade II (c.340m north east of the PDS);

- Waterloo Place - Grade II (c.350m east of the PDS);

3.29 There are a further 9 listed buildings within 500m of the PDS, mostly linked to the UoM campus, including the Grade II* listed Victoria University of Manchester (including Christie Library and Whitworth Hall) which is located approximately 400m south east of the PDS.

Ecological Designations

3.30 There are no ecological designations on or close to the site. The site possesses only common and widespread habitats of little ecological value and appropriate protection and mitigation measures can be implemented as part of any development process. The submitted Preliminary Ecological Appraisal includes recommendations for the protection of roosting bats, terrestrial animals including hedgehogs and nesting birds.

4. The Proposed Development

4.1 This section provides a summary of the key components of the Proposed Development for which planning permission is sought.

4.2 The description of development is as follows:

"Demolition of existing building and structure and redevelopment of site for Purpose Built Student Accommodation (PBSA) (Sui Generis use class) with ancillary amenity space, a ground floor 'community hub' (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure."

4.1 A detailed description of the scheme (including analysis of the application site and surroundings) is set out in the D&AS.

High quality and well managed PBSA

4.2 The proposed development has been designed to deliver a truly affordable and diverse student accommodation offer within the Manchester Market to address the issues identified in section 2 regarding the existing supply constraints of student accommodation in Manchester.

4.3 Importantly, the scheme includes a new affordable product developed by Curlew which seeks to provide units priced at 19% below its closest market comparable. As demonstrated at Appendix 3, MMU also consider these levels affordable.

4.4 Furthermore, a diverse accommodation offer providing a choice of six types of accommodation, as discussed further below, ensures that the proposed development is accessible to students with different means and expectations, as supported by both MMU and RNCM (Appendix 3 and 4 respectively).

4.5 As such, the proposed development responds directly to the issues which have been identified, around affordability and quality of accommodation in Manchester, through the review of Policy H12 and other needs assessments, such as that accompanying this planning application.

Space for the community, managed by the community

4.6 As outlined in Section 2, the community space at ground floor level is provided for the community with an open invitation for the community to take ownership and control of this space and to shape its use as it sees fit. This is a key principle of the proposed development's ethos and mission to achieve a scheme which respects the existing community and integrates with it, adding value and richness to the community rather than taking from it. The scheme seeks to achieve this from a baseline of the site being derelict, making no social or economic contribution to the city and indeed significantly detracting from the quality of the local environment, with adverse consequences for the community.

4.7 The design of the community hub space has been directed through contact and meetings with ward members, community groups and residents. The community hub will be a light and airy space for the existing residents of Hulme to use for meetings,

exercise classes, community activities both on a formal or informal basis. This will also include access to the well-equipped gym amenity space for fitness classes and activities.

Demolition

4.8 The existing building on the application site, the former Gamecock pub, will be demolished with the intention for the re-use of materials on-site, where possible, or where materials are unsuitable for re-use, they will be recycled in the first instance. Site clearance, including some vegetation removal will also be required however a number of trees will be protected during demolition and construction and are incorporated into the scheme design.

Uses, Quantum and General Arrangement

4.9 The proposed PBSA development comprises 261 bed spaces (Use Class Sui Generis) and ancillary indoor amenity space, alongside a community hub (Use Class F2) on the ground floor as well as associated and associated hard and soft landscaping works. The development rises to a maximum of 13 storeys.

4.10 The proposed development comprises, in full:

- Erection of a 13 storey purpose built student accommodation building comprising 261 bed spaces, broken down as follows:
  - 7no. 8 bed clusters
  - 8no. 9 bed clusters
  - 4no. 10 bed clusters
  - 18no. threedio's
  - 1no. twodio
  - 37no. studios
- A ground floor Community Hub and gym space for the use by residing students and local Hulme residents (approximately 102.1sqm)
- 24 hour security, a reception, building administration office and ancillary staff room, bin store and plant;
- Hard and soft landscaping including tree planting, ornamental planters and informal seating spaces at the building's main entrance and across the southern edge of the building facing Camelford Close.
- The widening of the pavement area to the south of Booth Street West and the provision of a lay by and additional planting.
- Secure cycle storage area for 66 bikes at basement level and additional visitor cycle spaces to the front of the building.

Basement and Ground Floor

4.11 The ground floor, as well as providing a student entrance lobby and resident amenity gym, dedicates an area for use as a community hub, as discussed above. The cycle storage area for student use is located in the basement.

First Floor to Eighth Floor

4.12 The first floor cantilevers over the northern building edge facing Booth Street West. There are two studios and one cluster apartment on the first floor with the remaining floorspace being allocated for student amenity and will include seating, work desks, informal dining areas and games.

4.13 Floors three to eight include amenity space in the form of an internal room within the core that can be used as a study space or music rehearsal room. The Design and Access Statement provides details of sound proofing for the levels with rehearsal space, which is aimed at directly attracting students from the RNCM in order for them to access the specialist accommodation required to support their studies. This has been recognised by the RNCM as offering a superior residential product (Appendix 4).

Ninth to Thirteenth Floor

4.14 The tenth to thirteenth floor has a reduced footprint with a balcony wrapping around the south and west elevation and accessible from a cluster flat on the ninth floor.

Roof Level Parapet

4.15 The roof level is stepped back further with only a very small parapet in the south west corner. Photovoltaic panels are also located on the top roof level to contribute to generating zero carbon electrical energy. Once installed, the panels have minimal maintenance requirements but will require access for annual cleaning and any replacements if necessary.

Architecture and Design

4.16 The high-quality, contemporary design of the building has taken inspiration from the context of the area, utilising design features and materials which make reference to both the university-led area to the east and the residential-led area to the west.

4.17 The building frontage on Booth Street West is staggered at the bottom 5 floors to respond to the student approach from Oxford Road in the east, whilst floors 6 – 13 are set back from the Booth Street West frontage to respond positively to existing adjacent buildings and character of the surrounding area, particularly in relation to building heights.

4.18 The proposed use of brick takes its theme from the heavy use of brick with red and brown tones, both in the University-led and residential-led areas. A more subtle approach is used to articulate the different massing elements, providing texture created by a pattern of projecting bricks across the lower block. Brick is a high-quality material and with careful detailing and articulation it will contribute to the overall high-quality design of the proposed building.

4.19 The expression of windows as two storey openings on the taller element and individual openings on the lower element further aims to support the idea of each relating to a differing context. This suggests a smaller scale for the lower element, acknowledging

the domestic scale of the residential neighbours and a larger, city scale for the taller element.

4.20 Further detail is provided in the Design and Access Statement which is submitted as part of the application.

Management

4.21 Host Student Housing Management (UK) Limited will manage the accommodation and ensure there are a team of staff on site, 24 hour security and tradesmen available for building maintenance as and when required. The Management of the accommodation will be in accordance with the ANUK National Codes of Standards.

4.22 The submitted Student Management Plan confirms that the purpose of the facilities and security staff is:

"to provide assistance and support to students, staff, visitors and members of the local community. Their function is to ensure, as far as is possible, the personal safety of students, staff and visitors; the wellbeing of the local community, particularly neighbouring properties; the security of residential buildings and the protection of personal property."

4.23 To ensure the safe management of the building and safety of the residents, controlled access to the building, individual flats, communal areas and garden will be enforced. The security team will undertake patrols of the interior and exterior of the building to ensure there are no noise impacts, for example, on neighbouring land uses.

4.24 Host will also seek to create strong positive relationships with local community resident groups, retailers, local police force, fire department and local universities and colleges.

4.25 The Student Management Plan includes a number of proposed methods of tackling and restricting anti-social behaviour at the site and in the immediate surrounding area.

Access and Movement

4.26 As the site is sustainably located there is no car parking facilities proposed. There is indoor secure bike storage for 66 bikes which is proposed at a rate of 1 bike for every 4 residents. The cycle storage area will be controlled access to and monitored by CCTV. Additional outdoor space for the storage of 10 bikes will be provided for visitors adjacent to the buildings access points.

4.27 The sites proximity to MMU teaching campus ensures easy access by foot and access to frequent bus services into the city centre and main railway stations.

4.28 The Student Management Plan identifies the move in/move out strategy for residents ensuring there is limited impact on neighbouring residents during this time.

Landscaping

4.29 The scheme includes the provision of a number of trees within the soft landscaped areas which will mitigate the loss of some existing trees. Ornamental planting beds are located as a backdrop to the seating areas to the north and south of the building and a

wildflower Green Roof is proposed at level 9 where the building steps back from the southern and western boundaries.

Waste Management

4.30 The bin store is located on the ground floor with sufficient capacity to accommodate recycling and general waste bins. Host, the management company will manoeuvre the bins from the store to the layby on Booth Street West on collection day and return to the store once emptied. Additional information is provided in the Design and Access Statement and within the Waste Management Pro-forma.

Sustainability

4.31 The Proposed Development will contribute to sustainable development in Manchester and mitigate environmental impacts through appropriate design features. The scheme seeks to achieve a BREEAM 'Excellent' rating, going beyond the minimum standard set by MCC, to ensure the development performs to the highest level of sustainability.

4.32 Passive design measures have been adopted to reduce the energy demand of the building. These measures include improving the thermal performance of the building fabric. Cooling and ventilation loads will also be reduced by providing performance glazing to reduce the solar gain. Roof mounted photovoltaic panels and air source heat pumps will be used to provide low/zero carbon electrical and heat energy for the development.

5. Planning History and Consultation

5.1 This section of the appraisal provides an overview of the site's planning history and comparison study to the proposed development. It also considers a number of other student accommodation applications which have been approved in recent years.

Planning History

5.2 The table below is provided to easily compare design elements of the two key planning applications previously determined at the site against the proposed development.

	085071/FO/2007/S1 Decision issued 2008	099285/FO/2012/S1 Decision issued 2012	Proposed Development
Proposed use	42 keyworker apartments	PBSA – 182 bedrooms	PBSA – 261 bedrooms
Height	Part 11 and part 7 storey	Part 11 and part 8 storey	Part 13 and part 9 storey
Amenity space	N/A	Foyer area on ground floor	488 sqm including a 102 sqm Community Hub
Outdoor space	Communal decks on the first to sixth floors	Communal terraces on the first, fourth and seventh floor	Informal public seating area and open space to the south and north.
Active frontage	Built development up to site boundary to the north, west and part of the south. Provision of tarmacked car park to the south east.	Built development up to site boundary to the north, west and part of the south. Cycle store and small terrace to the south east.	Proposes a widened pedestrian experience to Booth Street West and incorporation of hard and soft landscaping on this frontage. Glazed aspect to the ground floor to ensure there is an active frontage. Built development pulled north from Camelford Close and provision of a full length area of open space with tree planting and hard and soft landscaping.
Daylight Sunlight[13]	Reductions beyond BRE guidelines	Reductions beyond BRE guidelines	Reductions beyond BRE guidelines (discussed further in Section 9)

13 This assessment is based on the appraisal in the submitted Daylight, Sunlight and Overshadowing Report which assesses the proposed development against the approved scheme (page 29). The scheme refused in 2012 was a similar massing and height to the approved scheme and therefore the same conclusions can be drawn.

Officer recommendation	Recommended approval	Recommended refusal	N/A
Decision	Allowed at appeal on 4 November 2008	Application refused on 24 August 2012	N/A

5.3 It is clear that the proposed development, while taller, takes a more considered and appropriate approach to the building's design, massing, floorprint and interaction with pedestrians and adjacent buildings.

5.4 Further details and appraisals of the two schemes are provided below.

LPA reference: 085071/FO/2007/S1

5.5 Planning permission for the following residential development of the appraisal site was allowed at appeal on 4 November 2008 (APP/B4215/A/08/2081667):

"Erection of a part 11 storey/part 7 storey building comprising 42 self-contained flats (2- bedroom) with 41 parking spaces in basement, ground floor and mezzanine floor following demolition of existing public house"

5.6 The application was originally refused, contrary to Officer recommendation by MCC at its Planning Committee meeting of 24 July 2008. Three reasons for refusal were given:

- The proposed building would by reason of its scale and architectural massing would be an over-dominant and intrusive feature in the street scene to the detriment of the visual amenity of the area;
- The proposed development fails to make adequate provision for private amenity space for the residents of the proposed development; and,
- The proposed development by reason of its excessive height and architectural massing would have an overbearing impact on the occupiers of Cooper House to the detriment of their residential amenity

5.7 The extract of the ground floor floorplan below shows the extent of the allowed buildings footprint. It is clear that built development was proposed much closer to Cooper House as it adjoins the southern boundary.

5.8 The Inspector concluded in relation to the appearance and scale of the proposed development:

"Booth Street West and Boundary Lane are both quite wide and there are areas of open space for parking and landscaping around surrounding buildings. I do not consider however that there is a particularly open feel which would be significantly reduced or altered by the proposed block. Indeed, the small scale, suburban appearance and neglected state of the existing building are out of place and make the site look unfinished and in want of development. To my mind the height, massing and scale of the proposed building would not make it an intrusive or over-dominant feature in the street scene or surrounding area. On the contrary I consider that it would be an imposing and striking structure that would make the most of a prominent site which at the moment is not fully exploited." (Appeal decision paragraph 5)

5.9 This permission has not been implemented and has now lapsed; however, the Inspector's decision does go some way to establishing the principle of developing the site to this scale and height.

5.10 Unlike the allowed scheme, the proposed development pulls the built development away from Cooper House to ensure there is no unacceptable impact on amenity of existing residents. The Daylight and Sunlight Assessment confirms that the northern facing rooms in Cooper House, which may experience a reduction in daylight, are secondary rooms (second bedrooms or small kitchens for example) and are also located beneath a balcony or walkway. The overall effects on daylight from the proposed scheme are considered acceptable (See Section 9 for further detail).

LPA reference: 099285/FO/2012/S1

5.11 The City Council refused planning permission, in line with Officer recommendation, in August 2012 for the following development:

"Erection of part 8 part 11 storey building comprising 48 units (38 x 4 bed and 10 x 3 bed) to provide student accommodation (Sui generis)"

5.12 The Council cited the following reasons for refusal. An appraisal of the refused scheme against the proposed development is provided below each reason:

- *The applicant has failed to demonstrate that there is unmet need for the proposed student accommodation or that they have entered an agreement with an education provider for the provision of student accommodation*

  There has been a considerable change in the student accommodation market since 2012, as referenced in Chapter 2. This matter is dealt with in full at Chapter 7 in respect of the principle of development.

- *The proposed building would by reason of its scale and architectural massing be an over-dominant and intrusive feature in the street scene to the detriment of the visual amenity of the area*

  The refused scheme has the same footprint of the scheme allowed at appeal. The built development extends to the most northern, southern and western extent of the site and therefore does present a dominant feature in the streetscene and at street level. The proposed development has been designed to have a smaller building footprint with an active ground floor frontage to ensure the building is stepped back from Booth Street West, Boundary Lane and Cooper House. The stepped approach to the building's massing also reduces the perceived visual impact and dominance of the proposed development at ground floor.

- *The proposed development fails to make adequate provision for private amenity space for the residents of the proposed development*

  The refused scheme made very limited allowance for indoor or outdoor amenity space. While there is no reference to the exact amount of amenity space provided, there is a marked increase in the amount and quality of the amenity space in the proposed development. The scheme includes a community hub, gym, communal areas and ample outdoor space for the residents whereas the refused scheme included only 3 outdoor terraces for the students.

- *The proposed development by reason of its excessive height and architectural massing would have an overbearing impact on the occupiers of Cooper House to the detriment of their residential amenity*

  As discussed above, the building footprint of the proposed development is smaller to, in part, increase the distance between the proposed building and Cooper House. While the height of the proposed building is taller than previously considered, the increased distance between the building facades means there will not be an overbearing impact on the occupiers of Cooper House.

- *The proposed development fails to achieve the high standard of design required for such large buildings*

  The Officer Report states that the refused scheme is *"unexceptional both in terms of the manner in which its various elements come together and the pallet*

of material to be used." The proposed development is designed in a way that better reflects the prime location of the site on a busy cross roads by increasing the width of the pedestrian environment, ensuring there is an attractive and engaging building frontage and that the materials used are appropriate and complimentary to the surrounding built development.

- *The proposed high density development is not compatible with existing developments and notwithstanding a proposed S106 agreement is likely to result in increased on street parking in the surrounding area*

  The proposed development is wholly compatible with the existing developments given the proximity to the University Campuses, other PBSA and buildings of height. The proposed development has been designed in a way to reduce impacts on surrounding land uses by proposing a building with a reduced massing and footprint.

  The accommodation will be expertly managed by Host and they will actively dissuade students from bringing private cars by promoting the sustainable location of the site and close proximity to the University campuses and public transport nodes.

- *It is considered that the numbers of residents for the proposed development would have a detrimental effect on the amenity of other residents in the area due to a substantial increase in comings and goings*

  There is a detailed Student Management Plan submitted with the application which demonstrates how the proposed scheme would be effectively managed to reduce the amenity impacts on adjacent residents typically associated with student accommodation.

Stakeholder and Community Engagement

5.13 The application is submitted alongside a Statement of Community Involvement ("SCI") prepared by Cratus. The SCI outlines all consultation with City Council Officers, residents and stakeholders.

5.14 The applicant has undertaken a number of public consultation exercises to ensure comments and feedback on the proposals have fed into the design and scope of the scheme. This exercise has been approached in an open and collaborative manner, with opportunities to influence the scheme and shape the development to maximise the benefits of the scheme for the community.

5.15 Cratus have provided full details of the Residents information Booklet, virtual public consultation events, online community consultation feedback portal and a consultation platform within the SCI.

5.16 The SCI provides a summary of the responses received during the public consultation period and it is important to note that there was general support for the Community Hub with residents suggesting the following uses: Craft workshops, Yoga, Film

screenings, Lectures, Meeting friends and family, Support for LGBTQ+ Community, Community Meetings.

6. Planning Policy Context

6.1 This section outlines the key planning policies and guidance applicable to the Proposed Development. It provides the relevant context for the following sections that appraise the acceptability of the Proposed Development.

The Approach to the Planning Application

6.2 Section 38A of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require applications for planning permission to be submitted to the Local Planning Authority and determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.3 Therefore, the starting point for the consideration of any planning application is the Development Plan – what is the site allocated for and what do Development Plan policies say about the type of development being applied for?

6.4 The adopted Development Plan and other relevant material considerations include:

- The adopted Development Plan comprising:
  - Manchester Core Strategy, adopted July 2012
  - Manchester Proposals Map
  - Extant Unitary Development Plan policies adopted 1995 and alterations on various dates
  - Greater Manchester Joint Minerals Development Plan, adopted April 2013
  - Greater Manchester Joint Waste Development Plan, adopted April 2012
- Other material considerations including:
  - The National Planning Policy Framework (February 2019)
  - Resolution of Manchester City Council Executive on PBSA (December 2020)
  - Greater Manchester Housing Strategy 2019 – 2024 (2019)
  - A Greater Manchester Vision for Housing (2019)
  - Greater Manchester Strategy (2017)
  - Corridor Manchester Strategic Spatial Framework (March 2018)
  - A Strategic Vision for Corridor Manchester (2015)
    Guide to Development in Manchester Supplementary Planning Document (2007)

6.5 It is also important to recognise that material considerations will always include national policy set out in the National Planning Policy Framework ("the Framework"), the significance of which is set out below.

6.6 The general approach to decision-taking is set out in Paragraph 11 of the Framework:

"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, or 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."

6.7 The relevant policies of the Development Plan are up to date and are in conformity with the Framework. This means that if the Proposed Development accords with the Development Plan, the 'presumption in favour' is triggered and planning permission should be granted without delay unless material considerations indicate otherwise.

Area Based Policies

6.8 The application site is within Central Manchester (Core Strategy Policy EC8 and H5) and the Regional Centre (Core Strategy Policy EC3). The relevant Core Strategy Policies are strategic land use policies with elements of development management principles for new developments. There are no restrictions or land use requirements within these policies that would inhibit PBSA at the application site. Policy EC3 relates to the regional centre and confirms in respect of residential development:

"Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate."

6.9 Policy H5 in respect of Central Manchester also confirms:

"…High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes."

6.10 In terms of the relevant development management criteria; Policy EC8 for example includes reference to the creation of a positive sense of place at the interface of the health and education institutions and the residential areas by using design and public realm.

Making Effective Use of Land

6.11 The Framework requires planning decisions to promote an effective use of land, including the re-development of previously-developed (brownfield) land where possible[14]. Substantial weight should be given to the value of using suitable brownfield

[14] Paragraph 117, National Planning Policy Framework

land, and proposals which will secure the development of under-utilised land should be supported[15].

6.12 Within Manchester, the Core Strategy seeks to reuse previously developed land wherever possible[16]. The Council's target is for 90% of new development to be on previously developed land; in line with historic trends and to ensure a sustainable approach is taken with regard to the use of land as a limited resource[17].

Student Accommodation

6.13 Policy H12 supports in principle the development of purpose built student accommodation in the City Centre. Policy H12 and the Council's strategy for decision making in respect of proposed developments for student accommodation is addressed in full at Chapter 7.

Design

6.14 The Framework confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and good design is a key aspect of sustainable development[18]. Development should be visually attractive and add to the overall quality of the area by being sympathetic to local character, establishing a strong sense of place and optimising the potential of the site, whilst creating places which are safe, inclusive and accessible[19].

6.15 The objective to achieve well-designed places is also reflected in local planning policies. In particular, the Core Strategy[20] seeks to ensure that all new development across the City:

- Makes a positive contribution to creating neighbourhoods of choice including:
  - Creating well-designed places that enhance or create character
  - Making a positive contribution to health, safety and wellbeing of residents
  - Considering the needs of all members of the community, and
  - Protecting and enhancing the built and natural environment.
- Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible, and
- Improves access to jobs, services, education and open space by being located to reduce the need to travel and providing good access to sustainable transport provision.

15 Paragraph 118, National Planning Policy Framework
16 Policy SP1, Manchester Core Strategy
17 Paragraph 12.88, Manchester Core Strategy
18 Paragraph 124, National Planning Policy Framework
19 Paragraph 127, National Planning Policy Framework
20 Policy SP1, Manchester Core Strategy

6.16 All new development in Manchester is required to follow seven principles of urban design[21], as follows:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily, and
- Diversity: a place with variety and choice.

6.17 The Guide to Development in Manchester SPD (April 2017) recognises the importance of design in delivering sustainable development across the City. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development which Manchester desires.

Tall Buildings

6.18 The Core Strategy defines 'tall buildings' as those which are substantially taller than their neighbourhoods and/or which significantly change the skyline[22]. Sites within and immediately adjacent to the City Centre are considered to be suitable locations for tall buildings, particularly sites that are not located within a conservation area and which can easily be served by public transport[23].

6.19 Proposals for tall buildings will be supported[24] where it can be demonstrated that they:

- Are of excellent design quality
- Are appropriately located
- Contribute positively to sustainability
- Contribute positively to placemaking, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring regeneration benefits.

6.20 A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a

21 Policy EN1, Manchester Core Strategy
22 Policy EN2, Manchester Core Strategy
23 Policy EN2, Manchester Core Strategy
24 Policy EN2, Manchester Core Strategy

unique, attractive and distinctive Manchester, including to its skyline and approach views.

Transport & Accessibility

6.21 National planning policy confirms that significant development should be focused within locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes[25]. When considering planning applications, local authorities should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved, and any significant impacts on the transport network can be mitigated[26].

6.22 Similarly, the Core Strategy seeks to support proposals that improve choice by developing alternatives to the car, improving pedestrian routes and the pedestrian environment and facilitating modes of transport that reduce carbon emissions[27]. All new developments should be easily accessible to good public transport links to the City Centre and Regional Centre[28].

Development Management Policies

6.23 The Framework, Core Strategy and UDP contain a number of 'development management' policies which relate to technical and environmental considerations. Those of relevance to this application require new developments to:

- Give regard to specific issues including effects on amenity, including privacy, light, noise, vibration, air quality, odour, litter, vermin, birds, road safety and traffic generation[29].
- Consider the potential effects of new development proposals likely to be generators of noise and the implications of new developments being exposed to existing noise[30].
- Support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance[31].
- Be adaptable to climate change in terms of design, layout, siting and function of both buildings and external spaces. Regard should be had to minimising flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space[32].

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25 Paragraph 103, National Planning Policy Framework
26 Paragraph 108, National Planning Policy Framework
27 Policy T1, Manchester Core Strategy
28 Policy T2, Manchester Core Strategy
29 Policy DM1, Manchester Core Strategy
30 Policy DM1, Manchester Core Strategy
31 Policy DC26.1, Manchester Unitary Development Plan and Paragraph 180(a), National Planning Policy Framework
32 Policies EN4, EN6, EN8 and EN9, Manchester Core Strategy and Paragraph 150, National Planning Policy Framework

- Directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding, and seek to minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure[33].

- Maintain or enhance sites of biodiversity value, with particular consideration given to protected or priority species and MCC's aim for a net increase in trees across the City[34].

- Seek to improve the air quality within Manchester by taking measures to minimise and mitigate the local impact of emissions from traffic generated by new development, as well as emissions created by the use of the development itself[35].

- Give priority to the remediation of contaminated land in strategic locations, and ensure that any proposed development on contaminated land is accompanied by a suitable risk assessment[36].

- Demonstrate how construction and demolition waste will be minimised and recycled on-site wherever possible and how the sustainable waste management needs of the end-user will be met[37].

Summary

6.24 National planning policy sets out a presumption in favour of sustainable development, which confirms that development that accords with relevant policies in an up-to-date development plan should be granted planning permission without delay.

6.25 The application site is located within the Regional Centre and City Centre boundary. The Manchester Core Strategy confirms that the Regional Centre includes the largest concentration of economic activity in the Manchester City Region and will continue to be the main focus for business, retail, Higher Education, leisure, cultural and tourism development over the plan period.

6.26 The principle of purpose-built student accommodation in the City Centre is supported, subject to proposals meeting specific criteria (addressed in full at Chapter 7).

6.27 The Framework and local planning policies require development to be of high-quality design, and to have regard to the prevailing character with the surrounding area. The Core Strategy seeks to support the development of tall buildings where they are of excellent design quality and contribute to place-making.

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33 Policy EN14, Manchester Core Strategy and Section 14, National Planning Policy Framework
34 Policy EN15, Manchester Core Strategy and Paragraph 175, National Planning Policy Framework
35 Policy EN16, Manchester Core Strategy
36 Policy EN18, Manchester Core Strategy
37 Policy EN19, Manchester Core Strategy

6.28 Other policies in the Core Strategy and Framework encourage development on previously developed land and development in locations that are accessible by a wide range of sustainable modes of transport.

7. Principle of Development

7.1 This section of the Planning Statement summarises the main issues of relevance to the principle of the development, before turning to more detailed matters around design, environmental impact and amenity in Sections 8 and 9.

Effective Use of Land

7.2 As outlined in Chapter 6, the NPPF requires planning decisions to promote the effective use of land, including the re-development of previously-developed (brownfield) land where possible[38]. Substantial weight should be given to the value of using suitable brownfield land, and proposals which will secure the development of under-utilised land should be supported[39].

7.3 Similarly, the CS seeks to reuse previously developed land wherever possible[40]. The Council's target is for 90% of new development to be on previously developed land; in line with historic trends and to ensure a sustainable approach is taken with regard to the use of land as a limited resource[41].

7.4 The ORC SSF establishes the principle that development of land in the Oxford Road Corridor should prioritise commercial or educational/research use, however also notes.

"The likelihood is that over the next 10 years space to grow is likely to become more and more of a significant challenge. This could not only limit the future growth potential of the Oxford Road Corridor Institutions and their drive for excellence but also the scope for the City to attract new added value businesses and continue the significant employment and economic contribution that it makes to Manchester and the City Region"[42]

7.5 The density of proposed development is therefore key to the successful management of land within the ORC. Optimising the limited development opportunities which exist in a manner appropriate to their context is a vital step in achieving this.

7.6 The Proposed Development makes efficient use of land within the ORC by redeveloping a derelict brownfield and sustainably located site for student accommodation and community use. The redevelopment of the site for the proposed density and scale is both suitable and complementary of the surrounding character. The proposals will see the creation of a well-designed development that contributes to the community within which it sits. This is achieved against a baseline of the site being a wasted resource at present. It has no functioning use whatsoever and contributes nothing to the local community or indeed to the success of the ORC.

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38 HM Government (2019), Paragraph 117, National Planning Policy Framework

39 HM Government (2019), Paragraph 118, National Planning Policy Framework

40 Policy SP1, Manchester Core Strategy

41 Paragraph 12.88, Manchester Core Strategy

42 Oxford Road Corridor Strategic Spatial Framework (March 2018) page 2

Purpose-Built Student Accommodation - Adopted Policy

7.7 Planning policy on PBSA in Manchester is principally addressed by Policy H12 of the adopted CS. Policy H12 establishes criteria which the City Council use to assess all proposed PBSA.

7.1 Policy H12 is a permissive policy, in that it lends its support to PBSA development within the city provided it satisfies the criteria of the policy. It follows that if each of the criteria are met, the proposals benefit from the support of Policy H12, the most relevant of Development Plan policies in respect of this proposed development.

7.2 The policy states that '*Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities*.' (our emphasis). As has been stated earlier, and returned to below, the proposals have been worked up in discussion with MMU and RNCM and therefore benefit from University support (see letter of support at Appendix 3), and the proposals will convey significant regeneration benefits consistent with the City Council's priorities (e.g. economic development, effective use of land and providing housing choice). It will be shown in appraising the individual criteria that those considerations are met, and therefore 'priority' should be given to this scheme.

7.3 An assessment against the criteria set out in Policy H12 of the Core Strategy is presented below.

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.

7.4 The site is less than 150 metres to Higher Cambridge Street which forms the western most boundary to both UoM and MMU Oxford Road teaching campuses. MMU Students Union can be reached on foot in 3 minutes[43].

7.5 The site is also in close proximity to a number of high frequency bus routes. Bus stops are located metres from the site on Booth Street West and 350 metres to the west of the site on Oxford Road. The bus routes provide frequent access to the city centre, Fallowfield, Didsbury, Chorlton, Altrincham and the Trafford Centre.

7.6 The proposal clearly satisfies criterion 1 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 within this area will be expected to take place in the context of energy proposals plans as required by Policy EN 5.

7.7 The only decentralised energy infrastructure within the Regional Centre is understood to be the Civic Heat Network which is presently under construction, but this has limited coverage and could not for the foreseeable future extend to a great number of sites within the city centre or Oxford Road Corridor.

[43] Source: Google Maps

7.8 The applicant has ensured sustainability has been integral to the design process and the proposed scheme includes elements of low and zero carbon technology. The proposed development will achieve BREEAM Excellent and includes air source heat pumps, electric heating and solar panels.

7.9 This second criterion of Policy H12 is satisfied.

3. 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.

7.10 The development is sited in an appropriate location for student accommodation and on a site immediately adjacent on three sides by residential buildings of a similar scale and massing. The proposals will make efficient use of a derelict site in a prominent location and while the increase in built form on site will introduce more occupiers, the scale and form has been carefully designed relative to its context and the residential character will be more consistent with the surrounding area. The site as existing is detracting from the vibrancy of the area due to its abandoned nature and visible instances of anti-social behaviour.

7.11 The number of bedspaces proposed is entirely compatible with existing developments and the surrounding area. The Oxford Road Corridor is an economic and educational hub with the majority of buildings being high density and tall. The site is well served by shops, restaurants and bars; a large number of which are within walking distance. The submitted Transport Assessment and Design and Access Statement demonstrate both the suitability and accessibility of the proposals and the compatibility with surrounding uses and environment.

7.12 The development will be effectively managed and will provide extensive amenities for its occupiers on site. There is 1 bike storage space for every 4 residents and extensive travel information will be made available to residents as outlined in the Travel Plan. The proposed development will be managed by Host and all students and employees will be advised to travel to and from the site via sustainable methods and public transport.

7.13 It is concluded that the development satisfies criterion 3 of Policy H12 therefore.

4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.

7.14 There are significant positive regeneration impacts arising from the proposal, which are addressed in turn below.

Effective Use of Land

7.15 As discussed at the beginning of this Chapter, the site is currently an unused and detractive derelict site in a prominent location close to residents' properties in Hulme. The site currently has no functioning use whatsoever and contributes nothing to the local community. The abandoned site attracts anti-social behaviour, is frequently the subject of graffiti and fly tipping and is known to have numbers of vermin. The redevelopment of the site is clearly a benefit to the neighbourhood by improving the character and appearance of the site itself and the surrounding area.

7.16 The provision of student accommodation at the site is both suitable and sustainable, making efficient and effective use of land close to both University Campuses and acting as a 'transition' site between the Birley Fields Campus to the west and the Oxford Road Campus to the east.

Benefits for existing residents

7.17 The proposed scheme has been designed with the need to provide wider benefits to the community at the forefront of any decision making. The scheme includes a large amount of publically accessible amenity space for the benefit of nearby residents and the community groups within Hulme.

7.18 There is a considerable lack of publically accessible open space in the wider area with much of the undeveloped or open space being associated with the University Campuses or private and inaccessible. The proposed development seeks to demonstrate how high quality design can have a positive regeneration impact by creating spaces that are welcoming to all members of society, not just the residents of the accommodation. Informal areas of open space are provided to the north and south of the building and the landscaping scheme shows that hard and soft landscaping and seating in these areas will be provided to a high quality.

7.19 The proposed scheme also includes a much improved pedestrian experience in front of the proposed building and at the corner of Boundary Lane and Booth Street West. The building is proposed to be stepped back from the edge of the existing pavement to ensure there is a more open aspect for pedestrians that not only provides an attractive entrance to the building but also means the site will be a focal point and hub of activity when moving around the surrounding area.

7.20 The indoor amenity facilities include a Community Hub which will comprise a café or food serving element with a large space for community groups or student groups to use for craft or yoga classes for example or exhibitions or informal markets. The Community Hub will be available to both residents of the building and residents of the wider community and therefore will help create a cohesive and mixed community.

Supporting Manchester's Higher Education offer

7.21 The policy context presented in Section 2 recognises the critical role that the Higher Education Institutions play within the city. They sustain, support and further the economic performance of the city, in turn conveying significant social benefit. They are equally recognised as crucial to the city's recovery from the Covid-19 crisis.

7.22 The provision of high quality, affordable and well managed student accommodation is an essential component in sustaining the appeal of those Higher Education Institutions in what is a very competitive market place. Sufficient high quality provision is critical to the city's universities being able to attract and retain the best talent.

7.23 As addressed in relation to a separate criterion below, there is a significant mismatch between supply and demand, and a pressing need to deliver additional PBSA. The proposals will make a notable contribution to the supply, with high quality, managed accommodation in a sustainable and attractive location. By making this contribution and helping to increase and improve the accommodation offer, the proposals will support the appeal of the higher education institutions and their continued essential contribution to the city's economy.

Providing housing choice and supporting 'recovery' of traditional housing stock

7.24 The mismatch between supply of and demand for student accommodation within Manchester, referred to in Section 2 and evidenced further below, has generated a significant issue within the city in respect of the occupation by students of mainstream housing stock. There are more than twice as many students at the Higher Education Institutions than there are bedrooms in purpose built accommodation. Allowing for a small proportion of students living at home, the balance is necessarily made up of properties in the private rented sector, the majority of which are HMOs.

7.25 Whilst this will always be a feature of any successful university city, the issues this generates are numerous: reduced availability and affordability of housing stock; lack or absence of management; no oversight of student wellbeing; students exposed to poor landlord practices; impact on amenity of neighbours by being interspersed with mainstream housing. High quality, well managed PBSA represents a means of addressing all of these issues.

7.26 To reduce this 'claim' on the mainstream housing stock and all the associated issues this brings, it is necessary to provide an attractive and realistic alternative. Increased supply of PBSA represents a key solution, in a form, at a price point and in a location which students can and would choose instead.

7.27 The price point, together with the high standard of accommodation, amenity offered and its prime location, provides an attractive and realistic alternative to a good proportion of the HMO stock in the immediate and further afield areas. The proposal will both serve to reduce the supply deficiency (which in itself reduces pressure on mainstream housing stock) and offer essential choice. In so doing, it reduces pressure on the housing stock, reduces the prospects of additional mainstream housing being occupied by students, and creates the opportunity to revert a proportion of the HMOs in the area back to family housing. This is a key regeneration benefit of the proposals.

7.28 On the basis of the above, development satisfies criterion 4 of Policy H12.

5. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.

7.29 The proposed scheme includes a number of management and security measures typical of this type of development to ensure the safety of its residents and visitors. The resident access points will be secured, including to the bike storage area, and on and off-site management protocols will ensure the safety of its residents and limit any amenity impacts on surrounding residents. The Student Management Plan submitted with the application confirms that there will be CCTV in the communal areas and 24-hour onsite management staff including security and concierge staff.

7.30 The active frontage on Boundary Lane and Booth Street West will be a benefit to the wider community by offering natural surveillance and making a positive contribution to the prevention of crime and fear of crime.

7.31 The application is submitted with a full Crime Impact Statement from Greater Manchester Police which is positive in its recommendations with Secured by Design principles having been incorporated throughout.

7.32 It is concluded that the development satisfies criterion 5 of Policy H12 therefore.

6. 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 through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.

7.33 The design and layout of the proposed scheme has been directly influenced by the surrounding built development and proximity to the University Campuses.

7.34 The submitted Design and Access Statement details the justification for the height and massing of the proposed development and shows that it is in accordance with surrounding land uses and building heights. The design detailing ensures the built form compliments and adds to the character and appearance of the surrounding area.

7.35 The internal placement of amenity, community and staff uses ensure the public and private spaces are clear and user friendly. The student amenity space is provided on the first floor as part of a large common room/games room with informal seating and desk space. There are also amenity rooms available on floors 3 – 8 within the building core with some being sound insulated for use as music rehearsal areas. The provision of large internal amenity space for the student's means there will be no need for students to meet in large groups outside the building or in the immediate surrounding area, thus reducing any impacts on amenity of surrounding residents.

7.36 The building entrance and Community Hub entrance will be accessed via the main reception area to ensure the safety of residents and its users. The visitor cycle parking facilities, lay-by and informal seating area in front of the buildings main entrance

ensures the building is welcoming and accessible with a strong active ground floor frontage.

7.37 The technical reports that support the application, and which are considered in further detail below, demonstrate that the proposals will not cause an unacceptable impact on residential amenity. The proposal has been carefully designed and will be effectively managed.

7.38 The development satisfies criterion 6 of Policy H12.

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

7.39 There are no buildings with a heritage value on the site therefore criterion 7 of Policy H12 does not apply to this scheme.

8. Consideration should be given to provision and management of waste disposal facilities that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.

7.40 The proposed development includes the provision and management of waste disposal in accordance with the waste hierarchy set out in Policy EN19; prevention, reduction, re-use, recycling/composting, energy recovery, final disposal.

7.41 A Waste Management Strategy for the proposed development is submitted alongside the application with further detail provided within the accompanying Design and Access Statement. This outlines the capacity and location of the proposed waste facilities. As part of Host's management of the development, occupants will be required to separate recyclable waste from non-recyclable waste and separate bins will be provided for this purpose within the communal bin area.

7.42 The sites management staff will arrange for the bins to be moved to an accessible location on collection day and returned to the storage when emptied. The Transport Assessment includes a Swept Path Analysis showing service vehicle tracking to and from the waste collection point.

7.43 The development satisfies criterion 8 of Policy H12.

9. 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.

7.44 In respect of the need for additional student accommodation, this has been recognised by the City Council in its reports on PBSA to the Executive committee, referred to in Section 2. It is acknowledged within those reports that the present levels of PBSA available to support the student population and the limited investment in PBSA over recent years is causing a series of issues for the city. Those include driving rents upwards such that Manchester is one of the most expensive UK cities for PBSA, and students increasingly occupying mainstream housing stock. The latter has an impact on the availability and affordability of housing to meet local resident needs, significantly reduces Council tax revenue through exemptions, and creates issues in terms of effective management (with consequential impacts on amenity, neighbourliness etc.).

The City Council has acknowledged that there is a need for additional PBSA in order to help overcome these challenges. This acknowledgement of need in itself satisfies the first element of this criterion.

7.45 The application documentation further evidences this position, specifically within the Evidence of Student Need report prepared by Cushman and Wakefield. This demonstrates that at 1.85:1 the student to bed ratio in Manchester means that 46% of all students requiring a bed space cannot secure a purpose built bed. The Evidence report models the bed to student ratio to 2029/30 based on current trends and estimated delivery with a marked worsening of the current demand situation unless significant PBSA delivery is seen. Factoring in the previous under delivery, the current stagnation in delivery and the estimated growth of demand by 1.5% a year it is clear that the need for new PBSA in Manchester is critical.

7.46 Therefore, both at present, and taking in to account pipeline relative to further increases demand, PBSA is catering for less than half of all student accommodation demand. This represents a significant mismatch, a significant deficiency, and one which affirms the Council's recognition of the need for additional PBSA provision.

7.47 This mismatch is undoubtedly contributing to the rental growth that the Executive reports highlight. Cushman and Wakefield identify that annual rental growth in Manchester PBSA between 2015/16 and 2018/19 remained above 5% and was the highest increase of any major University city outside of London. PBSA in Manchester is becoming increasingly unaffordable and additional supply is required to help restrain this rental growth and at least keep up with increased demand.

7.48 In respect of the second alternative within the criterion, there is support from Manchester Metropolitan University for the supply of bedspaces. Appendix 3 comprises a letter of support from MMU.

7.49 Criterion 9 of Policy H12 is fully satisfied.

10. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.

7.50 The site will be delivered by Curlew Alternatives Eighth Property LP, a student accommodation provider with a proven track record of delivering high quality, popular and well managed accommodation across the UK.

7.51 Curlew have entered into an agreement to purchase the site subject to the grant of planning permission and intend to construct the accommodation for occupation in the 2023 academic year. Curlew will act as developer, and through Host, operator of the accommodation. A full design and engineering team is in place and has informed the design of the proposals. A reputable contractor will be appointed with experience in this type and scale of development.

7.52 Criterion 10 of Policy H12 is therefore satisfied

Summary of Policy H12 compliance

7.53 Policy H12 is the development plan policy of greatest relevance. It confirms that the provision of new purpose-built student accommodation will be supported where the development satisfies the policy criteria.

7.54 It has been demonstrated above that the proposed development satisfies all of the relevant policy criteria and as such, the proposals should be supported.

7.55 Furthermore, the proposed development is being progressed with support from MMU and meets the City Council's wider regeneration priorities. As a result, the proposals should be given priority under the terms of the policy.

Purpose-Built Student Accommodation - Emerging Policy

7.56 The City Council is progressing work on an emerging Local Plan ('ELP') which will identify several strategic objectives and key issues which will be given greater weight in planning decisions moving forward. While the City Council progresses towards adoption of the ELP, currently estimated for adoption in 2023, an interim review of Policy H12 and matters influencing PBSA delivery has been undertaken (consultation in February 2020). Manchester City Council's Executive Committee considered two reports on this matter in November 2019 and December 2020. The initial Report to the Executive committee summarises recent market changes and outlines an updated context in which proposals for PBSA could be considered on an interim basis. The report concludes by outlining possible policy ideas for a revised approach to the application of Policy H12 criteria which will be subject to a period of consultation.

7.57 After the period of consultation, the December 2020 Report to Executive provides a summary of the consultation responses and recommends endorsement of the policy ideas outlined in the November 2019 Report (and repeated in the December 2020 Report) to be considered material considerations in the determination of PBSA schemes by the Planning and Highways committee. The Executive resolved to support the recommendation whilst acknowledging that it does not and cannot change development plan policy, which remains within Policy H12. The policy ideas build upon the existing H12 criteria and are considered in turn below:

a) Student accommodation schemes should contribute to delivering the city's regeneration objectives; support employment growth, graduate and talent retention, place making and the city's international reputation

7.58 The schemes contribution to delivering the city's regeneration benefits and contribution to place making are outlined within the assessment of Policy H12.

7.59 The proposal will effectively reuse and a derelict brownfield site in a prominent location.

7.60 The delivery of high quality PBSA in this popular and extremely accessible student location will help MMU attract and retain the best student talent at a time when quality of accommodation is becoming increasingly important to prospective students. It will deliver high quality accommodation at a competitive price point. It will support the attractiveness of the universities and in turn the contribution they make to the city's international reputation. The support of MMU is highly material in this regard.

7.61 The design of the proposal is of the highest quality and significantly enhancing the site's contribution to its locality. It will integrate effectively and sympathetically with adjacent land uses and building masses and undoubtedly contribute to place-making.

7.62 The proposed scheme clearly aligns with this consideration.

b) The approach needs to be within the context of the approved Corridor Spatial Framework which establishes the principle that development of land in the Oxford Road Corridor should prioritise commercial or educational/research use. Student accommodation should, therefore, be in the right locations, in appropriate numbers, and only where it supports wider growth

7.63 The site is within the Oxford Corridor and within a short distance of the University teaching Campuses. The site is in the 'right location', and of the appropriate scale, for the reasons set out in the evaluation against Policy H12 above, but this is expanded on below. In respect of supporting 'wider growth' the proposal will support and sustain the appeal of the universities, which in itself is a critical factor in supporting the city's continued economic growth.

c) To meet the needs of students, stabilise rental growth and provide an affordable accommodation offering, a more diverse pipeline of new PBSA is needed. It is critical to ensure there is a residential market, which meets the needs of students at an affordable price

7.64 The proposals will introduce new, high quality PBSA, the need for which is recognised by the City Council and further evidenced by the Student Demand Assessment. The anticipated price point is competitive, materially lower than generally found within the city centre.

7.65 Curlew plans to deliver a modern, high quality and well located development to the Manchester market with 23% of beds priced at £130 per week. Curlew has worked to deliver a new affordable product to the market that would be priced 19% below its closest market comparable. To maximise affordability, these rooms are set to be offered to Manchester Metropolitan University students on 42 week leases at an annual rent of £5,460 per annum. Currently, only 4,672 beds in Manchester are priced at or below this level meaning that beds would be available at an annual cost below 82% of the market.

7.66 Student needs can therefore by met by the proposals, at an affordable price.

d) All PBSA must be of a high quality, providing a high standard of living, within close proximity to the city's higher education institutions PBSA should be within or immediately adjacent to Oxford Road Corridor (with the exception of the area surrounding the Institute of Sport, on the Etihad Campus). Design should allow sufficient facilities to cater for the overall wellbeing of students, including, for example, generous living space, communal spaces for students to socialise, and public realm, which contributes to the quality of place. PBSA design must also be sufficiently flexible to allow for re-purposing as demand varies.

7.67 The proposed development will offer a high standard of living for its students with the flexibility of being within a studio or cluster apartment with all bills, maintenance, management and access to the communal facilities included with the rent. Curlew are

reputable student accommodation providers and will deliver a high quality product which is designed around student welfare and identified accommodation needs.

7.68 The accommodation will combine high quality living accommodation alongside communal and amenity spaces and public realm, which will enhance the site and contribute to the quality of space. For further details refer to the consideration of design below and to the Design and Access Statement.

7.69 The site is within the Oxford Road Corridor and therefore accords with the locational focus for new PBSA development as required by the Executive committee's resolution.

e) PBSA should consider the welfare and wellbeing of students as a major factor, in both design and management. Ensuring student accommodation is delivered in safe and secure locations, and with appropriate management and facilities. Location of accommodation close to University facilities is a critical issue in ensuring the safety and wellbeing of students

7.70 Welfare and wellbeing of students has been a major consideration in the design of the proposals.

7.71 The communal facilities designed in to the scheme present a unique accommodation offering in such close proximity to the Oxford Road hub and University Campuses. The varied accommodation on offer, including the smaller twodio's and studios, coupled with the amenity space throughout the residential areas and community uses on the ground floor ensure a high quality student experience with wellbeing and welfare being a central element.

7.72 Security will be paramount; the site will be secured with fob/card access for residents and 24 hour security. It is crucial that students are provided with substantial security. A wellbeing consultant for detailed design will also be appointed to ensure wellbeing principles are at heart of design/interior finishing decisions for student and community elements

7.73 Students will also benefit from being within close proximity to the MMU Oxford Road Campus and associated welfare and pastoral facilities.

7.74 The proposed scheme clearly aligns with this consideration.

f) All new PBSA development to adopt the principles in the following codes of practice; 1) The Universities UK/GuildHE Code of Practice for University Managed Student Accommodation, 2) The ANUK/Unipol Code of Standards for Larger Residential Developments for Student Accommodation Managed and Controlled by Educational Establishments, 3) The ANUK/Unipol Code of Standards for Larger Developments for Student Accommodation NOT Managed and Controlled by Educational Establishment

7.75 Host are members of ANUK and ensure all schemes are fully compliant with the Code of Standards.

7.76 The scheme clearly accords with this consideration.

g) Consideration of place making opportunities to contribute to the management of areas in which the proposed PBSA is located

7.77 The proposed development will be expertly managed and access prohibited to the student amenity space and flats. Additional 24 hour security and general site management will be in place to ensure the site and the residents do not detract from the sense of place. Extensive space will be provided for the students residing in the property to enjoy, thereby reducing the tendency for students to gather in spaces beyond the site boundary. This all contributes to shaping places in a suitable manner.

7.78 To date, through pre-application discussions, no specific proposals have been raised with Curlew in relation to how the proposals may make any wider contribution. Curlew are content to enter into discussions on this matter during the course of the application.

7.79 The scheme clearly accords with this consideration.

h) Density of student accommodation will be essential to deliver the level of new high quality accommodation needed within the context of scarce land availability both in the Oxford Road Corridor area and the wider city centre

7.80 The proposed density is suitable for the sites location in the context of its proximity to the sustainable transport links and the University Campuses, surrounding land uses and 'transitional' location between Birley Fields and the wider Oxford Road Corridor.

7.81 The scale, massing and density of accommodation at the site is suitable and in general conformity with the surrounding built development. The delivery of high density accommodation at this sustainably located site will contribute significantly to the delivery of high quality accommodation at a cheaper rent price than similarly located alternatives.

7.82 The scheme clearly accords with this consideration.

i) Location is a key factor in ensuring the quality, security, sustainability and wellbeing benefits of accommodation. As a result, purpose built student accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area.

7.83 This matter is dealt with above; each of the considerations that underpin it are satisfied by the proposals.

j) 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, reducing the need to travel, and to sustainable modes of transport. This supports existing green travel plans.

7.84 This matter is dealt with above in respect of the highly sustainable location of the site, proximity to the University Campuses and public transport nodes.

Conclusion on Executive resolution

7.85 The proposals align with all of the 'policy ideas' that the Council's Executive has endorsed as a material consideration. Therefore, these weigh in favour of the proposals.

7.86 This statement addresses all criteria of Policy H12, which remains unaltered as development plan policy, as well as the material consideration that the resolution of the City Council's Executive represents.

8. Achieving Well Designed Places

8.1 This section addresses the acceptability and quality of the design of the Proposed Development in relation to the Development Plan, the Framework and other relevant material considerations.

Design Policy and Guidance

8.2 The Framework emphasises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In particular, it recognises the importance of good design as a key aspect of sustainable development. It identifies that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

8.3 The importance of good design that runs through the Framework is also reflected in the adopted Development Plan and the established vision for Manchester. It is identified that '*opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes' , and that Manchester should be 'a City defined by excellence in urban design and environmental quality*'.

8.4 The drive and ambition established in the adopted Development Plan for good design is reflected in the endorsed ORC SSF. It is identified within the ORC SSF that the promotion of good quality design across all developments is key to "*leverage the 'wow' factor of Oxford Road Corridor*" and to build-upon and showcase the world-leading opportunities arising within the area.

8.5 More broadly, it is envisaged that whilst no architectural style is defined for specific buildings within the ORC SSF, the objective for future development and landmark buildings *"will need to be of the highest architectural quality and have a positive relationship to the City's skyline",* whilst a "*further premium must be placed on the quality of design and public realm"* as the density of scheme increases.

Achieving High Quality Design

8.6 In accordance with policies of the Framework and Development Plan and the established context, the Proposed Development is of a very high architectural standard suitable to its surroundings and is of an appropriate mass and scale reflective of its location as a key gateway into the city centre.

8.7 A comprehensive D&AS accompanies the planning application describing in detail the process of design evolution and engagement. The D&AS also includes a number of plans and images that reflect how the Proposed Development will be sited and what it will look like, both in isolation and in the context of the surrounding built development.

8.8 The D&AS explains how the Proposed Development accords with the design policies set out within the Development Plan, the ORC SSF and the Framework through the provision of a high-quality and expertly designed building which creates a positive

experience at ground level and takes the opportunity to deliver a scheme on a derelict brownfield site with positive regeneration benefits.

8.9 The D&AS also confirms that the student accommodation within the scheme accords fully with MCC's space and quality standards providing a well-designed and adaptable building that will reflect the changing needs of residents. This is a material consideration which weighs in favour of the Proposed Development.

8.10 Additionally, due to the transitional location of the PDS within the ORC SSF, the D&AS details how the scheme is designed to ensure seamless integration with the adjacent residential areas and nearby education Campuses and other student accommodation blocks.

8.11 The Development Plan sets out specific design requirements for taller buildings at Core Strategy Policy EN2. In this context, a 'taller building' is defined as those buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Tall buildings will be supported where it is demonstrated that proposals are of an excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to placemaking (for example as a landmark building, by terminating a view, or by signposting a facility of significance), and will bring significant regeneration benefits.

8.12 Fundamentally, there is a need to ensure that tall buildings make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views. It is identified that suitable locations include sites within and immediately adjacent to the city centre.

8.13 The Tall Building Statement (TBS) (provided at Appendix 5) identifies how the Proposed Development accords with the relevant tall buildings guidance. It is evident from the TBS and the DA&S that the Proposed Development is of excellent design quality, is appropriately located in a highly accessible location, will contribute positively to place-making through the delivery of a landmark development and will deliver significant regeneration benefits to the wider area.

8.14 The Crime Impact Statement (CIS) confirms that the Proposed Development has been assessed against the principles of 'Crime Prevention Through Environmental Design (CPTED), in order to reduce the opportunities for crime and the fear of crime. The CIS confirms that the PD provide further ground floor activity in the form of commercial spaces and new public realm leading to a dedicated residents entrance reception space. These features are considered to offer good levels of activity and natural surveillance of adjacent streets. The clearly-defined, entirely separate entrances into each of the different uses proposed reduces the opportunity for confusion and conflict and reduces the opportunities to criminals.

8.15 On the whole, the CIS considers that the PD provides the opportunity to include security features into the design and construction of the building and avoid the need for obtrusive retro-fitting security measures that can increase fear of crime. A range of points for further consideration are detailed within the CIS.

8.16 On the whole, the CIS supports the PD. It concludes that the layout of the PD is acceptable, as long as identified issues are addressed as described within the report and the other physical security measures are incorporated.

8.17 Overall, the scheme design reflects and responds to the context of the surrounding area, and makes use of an underutilised and derelict site. The Proposed Development's strong design and superior architecture matches the ambitions of the ORC SSF, and national and local planning policy, and provides a high-quality student accommodation scheme within a highly sustainable location.

8.18 The Proposed Development facilitates the enhancement of the physical and perceptive connections between Birley Fields, Hulme and the ORC by creating an accessible and attractive development for use by residents of each community.

8.19 The overall design quality of the Proposed Development is of an exceptionally high quality and would significantly enhance a derelict, brownfield and unattractive site in a highly sustainable location. The Proposed Development makes the most of the prominent location of the site and maximises the opportunity to improve links to the remainder of the ORC SSF area.

High Quality Amenity Design

8.20 The Proposed Development includes the delivery of improved and high quality public realm, including informal urban space for residents and community members. Public realm improvements are also achieved through reducing the width of the Booth Street West vehicular carriageway in front of the building to incorporate newly widened footways, new trees and a lay-by for deliveries, servicing vehicles and taxis.

8.21 Residential amenity space is provided at various points throughout the residential building. At ground floor level there is the Community Hub and amenity gym space for residents and members of the community. On the first floor there is a large amenity space for students to socialise and study in. There are also smaller areas of amenity space located on floors 3 – 8.

8.22 The incorporation of high-quality internal and external amenity spaces enhances the high-quality nature of the Proposed Development and will help integrate the students into the wider community to the benefit of the health and wellbeing of future residents and occupants.

8.23 The proposal has been designed to provide high quality amenity provision which is achieved for both occupants and the surrounding community.

Conclusion on Design Quality

8.24 Overall, the high quality design of the Proposed Development creates a prominent residential development within the ORC SSF which integrates and improves the surrounding character and built development context.

8.25 It enhances the health and well-being of its occupants and the surrounding community through the creation of a high quality public realm and integrated internal and external amenity spaces.

8.26 The Proposed Development is therefore in accordance with Core Strategy Policies DM1, SP1 and EN1, the Framework, and the aspirations of the ORC SSF.

9. Amenity Considerations

9.1 This section gives due consideration to the potential impacts of the Proposed Development on the amenities of the surrounding neighbourhoods.

Policy and Guidance on Amenity

9.2 The protection of amenity is set out in policies within the Development Plan, the Framework and other relevant material considerations.

9.3 The Framework seeks to ensure that *'new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development*[44]*'.*

9.4 Planning policies and decision should also ensure that developments *'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'*[45].

9.5 Development Management policies of the adopted Development Plan seek to ensure that new developments contribute to the overall aims of the Core Strategy. This includes the protection of amenity and local character, environmental standards and practical matters such as access and safety[46].

9.6 The Core Strategy recognises that tall buildings by virtue of their very size can have a significant impact on the local environment and its micro-climate[47].

9.7 The Core Strategy recognises the important role of Green Infrastructure, in particular its contribution to reducing air pollution and improving the health and well-being of local communities in general[48]. New development is expected to maintain existing green infrastructure in terms of its quantity, quality and multiple functions and, where possible, enhance the quality and quantity of green infrastructure.

9.8 MCC's Green and Blue Infrastructure Strategy ('GBIS') is fundamentally designed to supplement and support the delivery of the Green and Blue Infrastructure ('GBI') vision established within the Core Strategy. The strategy seeks to improve the quality and function of existing GBI, to maximise the benefits it delivers, and use appropriate infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

9.9 The need to consider amenity impacts arising as a result high-density development is detailed within the ORC SSF. For the PDS, the guiding principles recognise the need to consider relevant issues including the amenity of existing residents, in relation to

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44 HM Government (2019) 'National Planning Policy Framework', paragraph 180
45 HM Government (2019) 'National Planning Policy Framework', paragraph 127 (f)
46 Manchester City Council 'Core Strategy' (2012), Policy DM 1
47 Manchester City Council 'Core Strategy' (2012), Policy EN 2
48 Manchester City Council 'Core Strategy' (2012), paragraph 12.51, page 187

privacy, microclimate (wind and sunlight), traffic and transport whilst assessing the merits of tall buildings within national and local planning policy guidance.

9.10 The pertinent amenity considerations as a result of the Proposed Development are set out below.

Amenity Impacts

Daylight and Sunlight

9.11 An assessment of the impact from the Proposed Development on daylight and sunlight on the surrounding residential developments has been completed and the results are presented in the Daylight, Sunlight and Overshadowing Report prepared by Point 2 Surveyors.

9.12 MCC makes clear in its Core Strategy[49] that land within the City Centre is a limited resource and developments should maximise the lands efficiency. The scale, massing and height of developments in the City Centre will exceed what is appropriate elsewhere.

9.13 By their very size, tall buildings can have a significant impact on the local environment and its micro-climate, including on daylight and sunlight. It is generally accepted that high-density schemes will have some impact on daylight and sunlight, but that this impact should be limited as far as possible such that the relationship between new and existing buildings and land achieve a fair share of the daylight and sunlight available, given their relative siting, spacing, height and mass [50].

9.14 It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

9.15 The daylight and sunlight assessment includes an assessment on the following:

- **Hopton Court, Booth Street West –** 265 individual windows have been appraised, comprising a mixture of bedrooms and living / kitchen / dining rooms. 160 of the 265 windows assessed will experience a small loss of daylight (in accordance with the BRE guidelines), whilst the remaining 105 windows experience a further reduction in light which is beyond the BSE guidelines. However, 104 of the 105 windows are either the small secondary windows within the door opening which lead onto the winter garden/balcony area from the living room or are the windows which serve a bedroom behind the winter garden/balcony. As per BRE guidelines, an additional assessment was undertaken on this windows, which shows that if the winter gardens/balconies were to not be present, all windows except for 2, would experience small reductions which are well within the BRE guidelines recommended target criteria. The effects can therefore be considered to be acceptable.

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49 Policy CC6 City Centre High Density Development

50 BRE 209:2011 Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice

All 136 rooms have at least 1 site facing window which is orientated within 90 degrees due south. The results show that 87 rooms experience reductions that are within the BRE guidelines. The remaining 49 rooms are all bedrooms, which are located behind the winter gardens/balconies. Again, if alternative calculations discounting the balconies are undertaken it is clear that very good levels of sunlight would be retained, above that recommended by the BRE guidelines. The effects on sunlight are therefore considered to be acceptable.

- **Victoria Hall, 28 Higher Cambridge Street –** the results of the daylight assessments indicate that any reductions to daylight will be within the BRE guidelines. The results of the sunlight assessment indicate that all rooms experience reductions that are within BRE guidelines, with the exception of one room. The effect on this room is not considered to be material.

- **57 – 63 Booth Street –** the results of the daylight assessment indicates that all windows, with the exception of 3, will experience reductions in sunlight which are within BRE guidelines. The 3 windows which experience a loss of light beyond the BRE guidelines only do so to a very minor extent and are considered to be 'serve' bedrooms. It can therefore be concluded that these windows will continue to enjoy adequate/good levels of daylight. All rooms, other than the 3 already mentioned, experience reductions in sunlight within BRE guidelines. Considering the use and requirements of the rooms, it is considered that these 3 bedrooms will continue to enjoy adequate levels of sunlight for an urban area.

- **Trinity Court Apartments –** 82 of the 100 windows assessed will experience a small loss of daylight in accordance with BRE guidelines. The remaining 18 windows experience a reduction beyond the BRRE guidelines, however each of these 18 windows are positioned behind the access walkways. When carrying out additional assessment discounting the access walkway the windows would receive a minor loss in daylight which is in accordance with BRE guidelines. No rooms will experience a reduction in sunlight which is beyond of BRE guidelines.

- **Cooper House –** the daylight assessment on Cooper House show that there is likely to be a notable reduction in daylight to some rear windows of Cooper House. This does not have an overall impact on the level of daylight within individual flats as they are dual aspect and the south facing façades are not impacted. The windows which are most impacted are set back behind/beneath an access walkway and therefore are not considered to have high levels of daylight as existing.

- **94 Boundary Lane** - the results of the daylight assessment indicates that all windows, with the exception of 1, will experience reductions in sunlight which are within BRE guidelines. The outstanding window I located on the ground floor, set back beneath an overhand on the property. Again, if the overhand were to not be present, the window would not experience a reduction beyond the BRE guidelines. The effects can therefore be considered acceptable. The property does not have any windows whereby a sunlight assessment would be relevant.

- **104-110 Boundary Lane –** the results of the daylight assessment indicate that 16 of the 45 windows will experience a loss of light in accordance with the BRE

guidelines. The remaining 29 windows experience a loss in daylight which is above BRE guidelines, however, it is considered that whilst some notable reductions may be experienced the assessment outlines that good levels of daylight for an urban area will still be retained. The impacts are therefore considered to be acceptable. No windows will receive a loss in sunlight which is not in accordance BRE guidelines.

- **2 Freeman Square –** the results of the daylight assessment indicate that 25 of the 28 windows assessed will experience a small loss of daylight in accordance with BRE guidelines. The remaining 3 windows experience a loss which is not in accordance with BRE guidelines. One window is located on the ground floor and set back beneath an overhang; if this overhand were not to be present there would be a small loss of light in accordance with the BRE guidelines. The remaining 2 windows are located on upper flood and despite the reduction of daylight, they are both secondary windows. The primary windows for these rooms continue to enjoy a good level of daylight in accordance with BRE guidelines. No windows will receive a loss in sunlight which is not in accordance BRE guidelines.

9.16 Overall, a relatively small number of existing windows will experience a significant reduction in existing daylight and sunlight levels as a result of the proposed development; this will be most notable at Cooper House. The scheme has been designed to reduce effects on daylight and sunlight as far as possible; by pushing built development as far north as possible to increase separation distance between Cooper House and the proposed development for example. Whilst the scheme will result in the loss of some daylight/sunlight, it is considered that overall these effects are limited as flats continue to enjoy good levels of daylight/sunlight on the whole. Given the urban location of the proposed development in an urban area and that the impacts are only considered minor when weighed against the overall benefits of the scheme. The scheme therefore complies with Policy CC6 and Policy EN2 of the Core Strategy.

Privacy

9.17 In response to context of the surrounding residential development, the design of the building steps away at the ninth storey from Cooper House and adjacent properties on Boundary Lane. This design detail provides greater separation and reduces the perceived height and massing of the proposed development. The distance between the proposed development and Cooper House means there is no unacceptable loss of privacy from the flats and there are no outdoor amenity spaces to the north of Cooper House to be considered.

9.18 The generous set back distance on the upper floors of the Proposed Development, will ensure that any impacts on privacy of both established and future residents will be limited. The scheme therefore complies with Policy CC6, Policy CC9, Policy EN2 and Policy DM1 of the Core Strategy.

Noise

9.19 A noise assessment has been completed and the results are presented within the Façade Specification and Plant Noise Limits report prepared by Mach Group. The noise assessment considers the impacts arising from noise and vibration and considers

operational noise is not likely to be significant due to existing high levels of ambient noise and there being no additional vehicle movements proposed as a result of the proposed development.

9.20 A Demolition and Construction Management Plan (DCMP) has been prepared and submitted with the application. The DCMP confirms that the following actions will be implemented to reduce noise disruption:

- Ensuring all plant has sound reduction measures (mufflers, baffles, or silencers for example).
- Utilising construction techniques that minimise the production of noise.
- Utilisation, where possible, of prefabricated components.
- Strict adherence to the site working hours.

9.21 The noise report provides baseline noise levels and sets plant noise limits at 5dB below existing background noise levels to ensure there is no impact on amenity to surrounding land uses. The proposed operational use as student accommodation is not likely to generate noise levels that impact the existing high noise climate in the area.

9.22 In summary, whilst there will be some noise effects arising during the construction of the Proposed Development, the effects will only occur during intermittent phases of the construction programme and will be controlled and limited as much as possible through measures adopted through the DCMP. There will be no noise impacts as a result of the operation of the development as the existing noise climate is high. As such, the Proposed Development complies with Policy DM1 of the Core Strategy.

Air Quality

9.23 An air quality assessment has been completed and the results are presented in the Air Quality Assessment prepared by Kairus Ltd. The air quality assessment considered the impacts arising from the construction process and operational phase within the vicinity of the PDS.

9.24 The site is located within an Air Quality Management Area (AQMA) due to exceedances of the annual mean NO_2 objective. The whole of the city of Manchester is within the AQMA.

9.25 Through good site practice and the implementation of suitable mitigation measures, the effect of dust and particulate matter releases from demolition and construction activities will be effectively mitigated and would be reduced to an insignificant level.

9.26 The DCMP outlines such mitigation measures and the protocols that will be in place to monitor and manage dust creating activities on site. This will include, but is not limited to, erecting screens around dusty activities, no idling vehicles, ensuring an adequate water supply on site for effective dust/particulate matter suppression/mitigation, and implementing a wheel washing system.

9.27 As such, the Proposed Development complies with Policy EN16 and Policy DM1 of the Core Strategy.

Wind and Microclimate

9.28 An assessment on the effects of the Proposed Development on the wind microclimate has been completed and the results are presented in the Wind Microclimate Assessment prepared by Wardell Armstrong**.**

9.29 The study has used a 3D computational fluid dynamics model of the development and the surrounding area to predict the strength and impact of surrounding winds as a result of the Proposed Development.

9.30 The results conclude that the Proposed Development would not result in any significant wind effects within or immediately surrounding the site.

9.31 When assessing pedestrian comfort, the results conclude that there are no significant impacts. There are a number of areas that are classified as suitable for 'standing' which are intended for seating, but the effects are minimal and are not considered significant. Additionally, results of the comfort assessment show that there are no significant effects resulting from high wind speeds at the entrances to the Proposed Development.

9.32 As such, in order to mitigate any potential impacts, it is proposed that the seating areas will be not be provided in areas where wind speeds are classified at a 'walking' level.

9.33 Overall, wind levels are considered acceptable for the intended uses and users of the site and surrounding area. All wind levels within the site and surrounds are safe for all users, whilst any minor issues related to pedestrian comfort can be easily mitigated.

9.34 As such, the Proposed Development complies with Policy EN2 of the Core Strategy.

Student Management

9.35 The Development Plan encourages a high-standard of accommodation and a need for development to be appropriately located[51].

9.36 The Student Management Plan (prepared by Host) provides an overview of the proposed management of the student accommodation within the Proposed Development. The strategy emphasises that the effective management and operation of developments is crucial for the long-term success of any student accommodation scheme. The strategy demonstrates how the student services will be operated and how both student and nearby residential amenity will be maintained.

9.37 The management strategies to be implemented include a dedicate site reception office, cleaning and maintenance operatives, 24/7 security team, integrated refuse strategy (see above), CCTV, post and parcel service area, traffic management strategy, and a proposed move in/move out strategy.

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[51] Manchester City Council 'Core Strategy' (2012_ - Policies CC 3, EN 2 and DM 1

9.38 In addition to the above, the Student Management Plan also includes particular security arrangements which aims to ensure the safety and welfare of students, staff, visitors and the neighbouring community. This is to be achieved through a number of measures, including the provision of high profile internal and external patrols, restricting the garden area for quiet use at specific times and to establish and maintain good communications within the community and between staff, students and visitors. Similarly, all complaints of anti-social behaviour related to the development will be investigated and dealt with in accordance to the disciplinary guidance set out within the Student Management Plan.

9.39 In light of the above, the Student Management Plan demonstrates that the scheme has been designed to provide a high quality development that benefits from a suitable and effective management strategy. The Proposed Development, therefore, satisfies Policies CC 3, EN 2 and DM 1.

Conclusion of Amenity Considerations

9.40 Based on the above, and with due consideration to the technical reports supporting this application, it is demonstrated that the Proposed Development will cause limited adverse impacts on the amenity of the surrounding residents, including temporary effects from noise during construction, and some impacts on daylight and sunlight. The Proposed Development will deliver a scheme that brings a number of benefits to the local community, including improvements to the public realm, access to open space, the planting of quality trees, a well-designed development, and supporting economic growth. The Proposed Development therefore complies with applicable policies and objectives of the Development Plan and ORC SSF.

10. Environmental Considerations

10.1 A number of environmental and technical assessments have been completed to support this planning application.

10.2 This section provides an appraisal of the Proposed Development against relevant national and local planning policies in relation to environmental considerations beyond those covered in Section 9.

Townscape and Views

10.3 The Development Plan[52] and Framework[53] identifies that the Proposed Development should have regard to the character of the surrounding area and should consider the impacts on landscape.

10.4 The Townscape and Visual Impact Assessment prepared by Turley considers the impact of the Proposed Development from identified viewpoints across the City. The assessment concludes there will be changes to local and longer distance views arising from the Proposed Development which will positively enhance the townscape character of the surrounding area. The quality of the views close to the application site is likely to generally improve with the changes to the public realm, new active frontages at street level and the improvement in quality and condition of built form.

10.5 The TVIA confirms that the Proposed Development would generally integrate well with the height, scale and massing of the evolving townscape in the vicinity of the Site and introduce new activity and vibrancy to the area. The new buildings would form part of a coherent cluster of tall buildings on Booth Street West. The high quality design and construction of the Proposed Development and associated public realm would contribute positively to the appearance of the skyline and would accord with the principles of the Guide to Development in Manchester SPD.

10.6 In light of the above, the Proposed Development satisfies Core Strategy Policies CC6, EN1, EN2, DM1 and paragraph 127 of the Framework.

Climate Change and Sustainability

10.7 The Development Plan[54] expects all new development to be adaptable to climate change in terms of the design, layout, siting and function. The Framework[55] echoes this policy objective and it explains that the planning system should support the transition to a low carbon future in a changing climate, by shaping places in ways that contribute to radical reductions in greenhouse gas emissions.

10.8 The Environmental Standards Statement ("ESS") prepared by Turley considers how the Proposed Development responds to local and national planning policy context and

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52 Manchester City Council 'Core Strategy' (2012) – Policies CC6, EN1, EN2, DM1

53 HM Government (2019) 'National Planning Policy Framework'- para 127

54 Manchester City Council 'Core Strategy' (2012) – Manchester City Council 'Core Strategy' (2012) – Policy EN 6, EN 8, EN 9 and DM 1

55 HM Government (2019) 'National Planning Policy Framework' – paras 148, 150 and 153

details how the Proposed Development promotes resilience and adaptability to future climate change effects.

10.9 The ESS confirms that a BREEAM 'Excellent' rating is targeted, beyond the minimum 'Very Good' rating sought by the City Council.

10.10 Energy efficiency has been implemented as a 'fabric first' approach with the inclusion of air source heat pumps, an 'all-electric' energy strategy and solar PV panels to meet a portion of the building's energy demand and reduce carbon emissions. An overall CO2 improvement beyond Part L 2013 of circa 59% is predicted; this again exceeds the City Council's minimum target.

10.11 Water management principles such as Sustainable Urban Drainage Systems and green and blue roofs will limit flood risk, reduce run-off rates and reduce overheating.

10.12 In addition to this, a Ventilation Strategy (prepared by Amber Management and Engineering Services Ltd) supports the application. The Ventilation Strategy confirms that mechanical ventilation will be adopted for the residential element as the primary method of ventilation. This has taken account of environmental factors, energy efficiency and risk of overheating.

10.13 In light of the above, the Proposed Development satisfies Core Strategy Policies EN 6, EN 8, EN 9 and DM 1 and paragraphs 148, 150 and 153 of the Framework.

Archaeology

10.14 The Development Plan[56] and the Framework[57] make it clear that proposals which complement, preserve and enhance the historic environment should be supported.

10.15 The Archaeological Desk-based Assessment (prepared by Salford Archaeology) confirms that none of the sites of archaeological interest identified within the Site are afforded statutory designation, and are thus not considered to necessarily merit preservation in-situ.

10.16 However, there may be on-designated sites of potential below-ground archaeological interest. During the nineteenth century, rows of workers' terraced houses were constructed within the development area, along Booth Street West and Edensor Place, before demolition during the 1960s/70s. Archaeological remains of the workers' housing at Booth Street West and Edensor Place may survive within the development area and, if present, will be of local (low) significance. Any ground-breaking works have the potential to remove any buried archaeological remains. Therefore, an archaeological investigation via a programme of archaeological evaluation trenching may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance which can be implemented pursuant to a planning condition.

10.17 Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development

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56 Manchester City Council 'Core Strategy' (2012) – Policies EN1, EN3 and DM1

57 HM Government (2019) 'National Planning Policy Framework'- Chapter 16

to the buried archaeological resource, in line with the guidance provided by the Framework.

10.18 Subject to the measured outlined within the assessment, the Proposed Development satisfies the Core Strategy Policies EN1, EN3, DM1 and Chapter 16 of the Framework.

Arboriculture and Biodiversity

10.19 The Development Plan[58] and the Framework[59] make it clear that proposals must aim to conserve and enhance biodiversity by seeking to avoid significant harm (if possible), by providing adequate mitigation, and by encouraging opportunities to incorporate biodiversity in and around developments.

Arboriculture

10.20 Arboricultural Impact Assessment (AIA) prepared by Amenity Tree Care provides an assessment of the arboricultural value of the trees located on the PDS and considers constraints posed above and below ground. Where appropriate the assessment makes recommendations to mitigate impacts associated with development and retained trees.

10.21 The Survey recorded 9 no. individual trees (7 category A trees and 2 category C) on or adjacent the PDS.

10.22 The proposed development will require the pruning of 3 trees and the removal of 5 trees (2 category C trees and 3 category A trees). The trees will be replaced on site with a total of 7 additional trees of a species typical of an urban location.

10.23 The Proposed Development will result in a reduction in the landscape value of tree stock on site in the short to medium-term. However, the replacement planting proposed will be of higher quality than those removed, and the long-term management of the trees will restore the landscape value of tree stock on site as the planting matures. The long-term management plan will ensure that the retained and replacement planting will be maintained.

Biodiversity

10.24 The Preliminary Ecological Appraisal (PEA) (prepared by Middlemarch Environmental), including an Ecological Phase 1 Survey, establishes the ecological value of the PDS and the presence/likely absence of notable and/or legally protected species.

10.25 The PEA confirms that the PDS possesses only common and widespread habitats of little ecological value, and also has negligible potential to support all notable and/or protected species, besides roosting bats, terrestrial mammals (including hedgehogs) and nesting birds.

10.26 In order to minimise any potential impact during the construction process on the aforementioned species, the PEA outlines a number of recommendations which can be secured via a planning condition.

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58 Manchester City Council 'Core Strategy' (2012) – Policies EN 15

59 HM Government (2019) 'National Planning Policy Framework'- para 175

10.27 The Preliminary Bat Roost Assessment submitted alongside the application provides recommendations in respect of lighting and habitat enhancement as the site is currently a suitable site for roosting bats. There were no bats recorded at the site however there were areas of the building that were inaccessible at the time of the assessment.

10.28 It is considered the Proposed Development will mitigate against any loss of habitat and with the implementation of the referenced mitigation measures, protection and enhancement of the onsite biodiversity can be achieved in accordance with Core Strategy Policy EN 15 and Paragraph 175 of the Framework.

Broadband Connectivity and TV & Radio Reception

10.29 The Development Plan makes it clear that proposals must have regard to specific issues including ensuring that proposals have an appropriate siting, layout and massing. The Framework[60] clear identifies that planning decisions should full fibre broadband connections.

Broadband

10.30 The Broadband Connectivity Assessment (prepared by GTech Surveys Limited) comprises a desk-based assessment and has been undertaken to determine the current availability of broadband services for the Proposed Development.

10.31 The assessment confirms that existing infrastructure and good broadband connectivity is already available, with existing fibre installed along streets adjacent to the Proposed Development.

TV & Radio Reception

10.32 The Television Baseline Survey Report (prepared by Gtech Surveys Limited) has assessed the impact of the Proposed Development on the TV and radio reception in the surrounding area as a result of the Proposed Development.

10.33 The Proposed Development is unlikely to have any impact on radio broadcasting due to the existing good coverage in the survey area and the technology used to encode and decode radio signals.

10.34 The Proposed Development is not expected to impact the reception of digital terrestrial television due to the existing excellent coverage and the robust nature of reception conditions.

10.35 The use of tower cranes and the Proposed Development itself is likely to cause disruption to the reception of digital satellite television services in areas to the immediate northwest of the application site. In the identified area, the use of tower cranes and the Proposed Development could obscure satellite dishes' views of the southern skies (where the satellites are located), resulting in interference. If this does occur, the repositioning of the satellite dish to a location without an obscured line of sight view to the serving satellites would restore reception.

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60 HM Government (2019) 'National Planning Policy Framework'- Chapter 10

10.36 The Proposed Development is therefore compliant with Paragraph 112 of the Framework and Policy DM1 of the Core Strategy.

Flood Risk and Drainage

10.37 The Development Plan[61] and the Framework[62] include policies on flood risk and drainage. These policies assert that proposals should be directed away from areas, which are at the greatest risk of flooding; and where development is permitted local planning authorities should ensure flood risk is not increased elsewhere.

10.38 The combined Flood Risk & Drainage Strategy (prepared by Shear Design) submitted with the application, demonstrates that:

- The application site lies in Flood Zone 1, which has the lowest probability of flooding. The assessment confirms that flood risk from all sources is low.
- The review of flood risk from all sources indicates there is a low / limited potential risk to the development from surface water and / or sewer flooding.
- To address the fact the building and its roofs will occupy a significant proportion of the site footprint, blue roof systems are incorporated on the roofs of levels 9, 13 and the parapet, whilst at ground level permeable paving will allow rainfall to percolate directly through the surface.
- Subject to further investigations, it is considered that surface water discharge into a combined sewer is likely to be the most feasible option within the hierarchy of drainage options. Discussions to this effect are ongoing with the Lead Local Flooding Authority.
- United Utilities state that foul flow from the development will be allowed to drain into the public foul water/combined sewer system and that this will be permitted at an unrestricted rate.

10.39 In light of the above, the Proposed Development satisfies Core Strategy Policy EN14 and paragraph 163 of the Framework, it is anticipated that flood risk and surface water from the development can be managed safely and sustainably.

Ground Conditions

10.40 The Development Plan[63] and the Framework[64] identifies that priority will be given for the remediation of contaminated land and ensuring the development is suitable and safe.

10.41 The Phase 1 Geo-Environmental Assessment prepared by Tweedie Evans Consulting identifies that:

- The site is considered to be of low to moderate environmental sensitivity.

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61 Manchester City Council 'Core Strategy' (2012) – Policy EN18

62 HM Government (2019) 'National Planning Policy Framework'- para 163

63 Manchester City Council 'Core Strategy' (2012) – Policies EN17, EN18 and DM1

64 HM Government (2019) 'National Planning Policy Framework'- paras 118, 170, 178 and 179

- Elevated concentrations of contaminants of potential concern (lead and polycyclic aromatic hydrocarbons) were recorded within the made ground on the site. It is considered that where made ground remains, the provision of hardstanding and building footprints would mitigate against any potential risk.

- Groundwater samples did not suggest the presence of significant risk to controlled waters.

- The site is not in an area affected by past coal mining activities.

- The underlying made ground is not considered likely to act as a potential source of significant ground gas generation. However, additional monitoring would be recommended to confirm this assessment.

10.42 In light of the above, additional monitoring of potential ground gas generation to identify any mitigation measures and/or remediation that may be required to reduce the potential risks from ground contamination is recommended. This can be secured via a suitably worded planning condition.

10.43 It is considered that the Proposed Development satisfies Core Strategy Policies EN17, EN18 and DM1 and paragraphs 118, 170, 178 and 179 of the Framework.

Highways and Transport

10.44 The Development Plan[65] indicates that new development should be located in accessible locations that are adequately served by existing highways and public transport and provide safe and secure access for pedestrians, cyclist and people with impaired mobility. The Framework[66] generally echoes this policy position while stating that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are 'severe'.

10.45 The Transport Statement and Framework Travel Plan prepared by Croft Eddisons demonstrates compliance with this policy position:

- The PDS benefits from being highly accessible to local public transport including bus stops along Booth Street West, Oxford Road Train Station and the Metrolink at St Peters Square.

- The PDS is within a 2000m walk of Manchester city centre, and within 1000m walk various of cultural, leisure and open space facilities, with many of these services being provided within 500m.

- The PDS is also within cycling distance (>5000m) of the city centre, Hulme, Stretford, Fallowfield and Chorlton-cum-Hardy and is supported by a wide range of cycling facilities.

- As part of the development proposals, 66 secure cycle parking spaces will be provided, equating to approximately 25% of occupancy.

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65 Manchester City Council 'Core Strategy' (2012) – Policies T1, T2 and DM1

66 HM Government (2019) 'National Planning Policy Framework'- paras 109

- No car parking provision is to be provided as part of the proposals as future provided as part of the Proposed Development, as future users of the site are unlikely to own their own private vehicles cars, in conjunction with the site benefitting from high levels of accessibility.

10.46 It is therefore that there would be no material impact on traffic based upon the proposals, and that the scheme is therefore acceptable in highway terms.

10.47 The Framework Travel Plan seeks to build upon the sustainable travel credentials that the site has in order to further improve the management of travel to and from the site. The FTP provides a strategy to reduce the potential traffic impacts of the development on the local environment, improve the management of travel to and from the site, and promote sustainable modes of travel. The measures include encouraging residents and visitors to use alternatives to the private car, to increase the awareness of the advantages and potential for travel by more environmentally friendly methods, providing travel information packs for occupants and encouraging the use active travel.

10.48 In light of the above, the Proposed Development satisfies Core Strategy Policies T 1, T 2, DM 1 and paragraphs 108 to 111 of the Framework.

Refuse Management

10.49 The Development Plan[67] includes policies on waste management. These policies assert that proposals should accord with the principles of the waste hierarchy and ensure adequate refuse storage and collection.

10.50 A Waste Proforma (prepared by Simpson Haugh) is provided in support of the Proposed Development.

10.51 The Proforma confirms that 0.43sqm of container space has been provided for each apartment, in the form of 8no. 1100L bins and 3no. 240L bins within the bin store which are to be collected twice-weekly to service the student accommodation. An additional 1100L bin is also provided to serve the community hub, which is also proposed to be collected twice-weekly.

10.52 Four of the 1100L bins for student accommodation are to be used for pulpable and mixed recycling, whilst the 240L bins are to be used for food / organic waste. The Proforma confirms that the recycling facilities are just as easy to access as the general waste facilities.

10.53 Given that the MCC Waste Management Strategy Proforma is not designed for student residential accommodation, the calculations have been compared the results to the Waste Management in Buildings Code of Practice (BS5906-2005) to ensure adequate provision.

10.54 The louvered façade on the bin store will provide natural ventilation, whilst a water tap and flood drain are provided within the bin store to allow for regular cleaning. The

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67 Manchester City Council 'Core Strategy' (2012) – Policies EN19 and DM1

placing and returning of the bins for waste collection will be the responsibility of the building management.

10.55 It is concluded that the forecast deliveries, waste management and refuse collection proposed is appropriate for this scale of development and that servicing and waste collection can be undertaken in an efficient manner. As such the Proposed Development satisfies the requirement of Core Strategy Policies EN19 and DM1.

Conclusion on Environmental Policy Considerations

10.56 Based on the above, and with due consideration to the supporting Environmental Statement and other environmental reports, it is demonstrated that the Proposed Development is consistent with relevant Development Plan Policies and other material considerations relating to environmental and other technical considerations.

11. Summary of Benefits

11.1 In light of the aforementioned sections of this Planning Statement, it is concluded that:

- The development proposals accord with the vision, objectives and policies within the Development Plan;
- There are a series of material considerations which weigh strongly in favour of the Proposed Development.

11.2 To summarise, the benefits of the scheme are as follows:

Economic Benefits

11.3 With reference to Appendix 6, the scheme will generate the following economic benefits:

- **Construction Phase:**
  - £17.6 million investment
  - 70 gross jobs (FTE) - 55 net direct jobs and 25 net indirect / induced jobs for Greater Manchester Residents
  - £14.0 million GVA in Greater Manchester during construction, including £11.9 million in Manchester
- **Operational Phase:**
  - 261 students accommodated in PBSA contributing to a transition away from student HMOs and supporting universities and sustainable communities
  - 5 on-site jobs for Greater Manchester residents
  - £290,000 GVA in Greater Manchester each year, including £210,000 in Manchester
  - £1.0 million expenditure on retail and leisure each year by students and visitors, leading to 5 retail and leisure jobs supported by this expenditure

11.4 Furthermore, through the release of student HMO's as a direct result of the proposed development up to 75 homes will be made available for 170 new residents resulting in the following economic benefits:

- Up to £90,000 council tax revenue for MCC each year from non-exempt homes
- Up to £1.3 million expenditure on retail and leisure each year by new residents of former HMOs, leading to up to 10 retail and leisure jobs supported by this expenditure

Social Benefits

- **Community Hub –** the proposed development includes the creation of a community space intended for the community to take ownership and control of the space to use as the community sees fit.

- **High quality, diverse and affordable accommodation –** the accommodation has been developed so as to meet the varied needs and expectations of students. The Curlew affordable product prices a number of beds at 19% below its closest market comparable, filling an identified gap within the student accommodation market in Manchester.

- **Strategic Location –** the site is better located than 72% of beds available to MMU students and 75% of those available to UoM students which will contribute to enhancing student wellbeing through being conveniently and sustainable located to the two University campuses.

- **Enhancing housing choice –** as outlined above, the scheme will make available up to 75 new homes through freeing up former student HMOs.

Environmental Benefits

- **The effective and efficient utilisation of a sustainably located brownfield site** and provision of a use for which there is an acute need; and in the context of a site that is currently derelict, makes no social or economic contribution to the city and significantly detracts from the quality of the local environment, with adverse consequences for the community.

- **Car-free development –** the highly sustainable location of the site through various sustainable modes of transport (cycle, walking, public transport) and the proposed use allows for a 'car-free' development thereby contributing to minimising pollution and the impacts of climate change.

- **Energy Efficiency –** the proposed energy strategy comprises a 'fabric first' approach in accordance with the energy hierarchy, together with air source heat pumps to deliver low carbon heating, and solar PV to meet a portion of the building's energy demand and reduce carbon emissions.

- **BREEAM 'Excellent' –** the scheme seeks to achieve a BREEAM 'Excellent' rating, going beyond the minimum standard set by MCC, to ensure the development performs to the highest level of sustainability.

- **Provision of green and blue roofs –** to reduce overheating and contribute to the SUDs strategy.

- **Enhance biodiversity –** the site currently has poor levels of habitats and species on the site. The landscaping proposals seek to include replacement tree planting, vegetation planting, provision of nesting and roosting habitats for bats and birds, and the provision of a green roof to enhance the biodiversity of the site.

Conclusion on benefits

11.5 The Proposed Development represents a significant investment into Manchester City Centre. It will deliver a high quality purpose built student accommodation offering that will meet identified needs, support the growth objectives of MMU and, together with

internal amenity spaces and new areas of public realm support the integration of new residents with the existing community.

11.6 It will make a substantial contribution to the ongoing regeneration and transformation of the area by bringing back into beneficial use a derelict and underutilised site in a visually prominent location. Accordingly, the applicant respectfully requests that the Council grants planning permission without delay.

12. Conclusions

12.1 This Planning Statement has been prepared by Turley on behalf of Curlew Alternatives Eighth Property LP to support an application for full planning permission for PBSA at the site of the former Gamecock Public House, south of Booth Street West.

12.2 The application seeks to bring back into productive use the derelict brownfield site by demolishing the former Gamecock Public House and developing a part 9 and part 13 storey student accommodation building, associated amenity space and a Community Hub on the ground floor.

12.3 This will be achieved utilising a site which is derelict, makes no contribution to the economic, social and environmental wellbeing of the city, the Oxford Road Corridor and Hulme and indeed which, in its dilapidated form, has a significant adverse effect on the character and appearance of the area. The site is ripe for redevelopment in a manner which benefits the city. The proposed development represents the optimum use of the site having regard to the development needs of the city and the site's location, representing a marriage of opportunity and need. The planning appraisal undertaken and presented within this Statement has demonstrated the following:

- The site is not being effectively managed, has no social, economic or environmental contribution to the city and to the community; and the derelict and brownfield nature of the site is attracting anti-social behaviour. The site is detracting from the local area and quality of the local character.

- The Community Hub and ground floor gym space will be accessible to non-student residents of Hulme and courses/classes/a café will all help integrate the students into the local community.

- There is a pressing need for more PBSA in Manchester as the lack of supply is having adverse consequences on the mainstream housing market and the affordability of Manchester as a place to study.

- The redevelopment of this sustainably located site for student accommodation will help satisfy this city-wide need for student accommodation and deliver more competitively priced PBSA within the Oxford Road Corridor.

- PBSA in this location of high demand will offer students a high quality and suitable alternative to shared housing and HMOs, thus helping to draw students out of housing more suitable for non-student residents; a key policy objective and one which would convey social, economic and environmental benefit.

- The density of the proposed development is suitable and appropriate for its location; being in close proximity to other buildings of height and being located within the ORC SSF area, a location where the City Council acknowledge higher densities are required.

- The scheme benefits from Manchester Metropolitan University and Royal Northern College of Music support.

- The proposal complies with Core Strategy Policy H12, the development plan policy of greatest relevance. Each criterion is satisfied, and given the University support, the policy points to the proposal being treated as a priority.

- Extensive technical assessment has shown that the proposed development would satisfy the requirements of policies relating to amenity, design, highways, flood risk, and biodiversity. Any harms will be minimised and mitigated against. Benefits will arise.

- The proposed development complies with all relevant policies of the development plan and would assist in delivering the City Council's regeneration, recovery and economic objectives as well as supporting the City Council and Universities' aims of being a destination of choice for higher education.

12.4 A range of economic, social and environmental benefits will arise, and lend further significant weight in favour of the development. These include:

- Economic benefits, including supporting the economic growth of the city by sustaining its Higher Education offer; encouraging activity and economic investment; direct and indirect job creation; increasing spending within the local area; and encouraging footfall and further investment.

- Social benefits, including the creation of a Community Hub in a prominent location within Hulme, enhanced student wellbeing due to proximity of the development to the University Campuses, and supporting the objective of converting student HMOs to mainstream housing.

- Environmental benefits, including making efficient use of previously developed land; inclusion of a landscaping scheme with native planting; the delivery of an energy efficient building and a car-free development that is highly accessible by public transport.

12.5 It has also been demonstrated that the proposals are entirely consistent with the Framework, a material consideration to be afforded significant weight. The proposals represent sustainable development, for which a presumption in favour applies.

12.6 The planning balance clearly falls in favour of the grant of planning permission: a decision to grant planning permission would be in accordance with the development plan, and whilst a number of other material considerations have been identified, these add further weight to the grant of planning permission.

Planning permission should, therefore, be granted without delay, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 11 of the NPPF.

Appendix 1: Application Documents

Architectural Drawings and Plans produced by Simpson Haugh & Partners

Drawing/Plan Title	Reference
Context Plan - Existing – Application Location and Ownership Extent	10224-Z0-A-B5D8-G000-XP-XX-001
Context Plan - Proposed - Site Plan	10224-Z0-A-B5D8-G000-PL-XX-001
Context Elevation - Existing - North - Booth St West	10224-Z0-A-B5D8-G000-XE-EN-001
Context Elevation - Existing - West - Boundary Lane	10224-Z0-A-B5D8-G000-XE-EW-001
Context Elevation - Proposed - North - Booth St West	10224-Z0-A-B5D8-G000-EL-EN-001
Context Elevation - Proposed - West - Boundary Lane	10224-Z0-A-B5D8-G000-EL-EW-001
Demolition Plan	10224-Z0-A-B5D8-JC20-XP-XX-001
Façade Details – Typical Curtain Walling, Level 00	10224-Z0-A-B5D8-G251-DE-00-001
Façade Details – Typical Level 13	10224-Z0-A-B5D8-G251-DE-13-001
Façade Details – Typical Lower Volume Typical Bay Study 02	10224-Z0-A-B5D8-G251-DE-XX-001
Façade Details – Typical Upper Volume	10224-Z0-A-B5D8-G251-DE-XX-002
GA Elevation – Proposed – North – Booth St West	10224-Z0-A-B5D8-G200-EL-EN-001
GA Elevation – Proposed - East	10224-Z0-A-B5D8-G200-EL-EE-001
GA Elevation – Proposed – South – Camelford Close	10224-Z0-A-B5D8-G200-EL-ES-001
GA Elevation – Proposed – West – Boundary Lane	10224-Z0-A-B5D8-G200-EL-EW-001
GA Plan - Proposed - Basement (Level B1)	10224-Z0-A-B5D8-G200-PL-B1-001
GA Plan - Proposed - Ground Floor (Level 00)	10224-Z0-A-B5D8-G200-PL-00-001
GA Plan - Proposed - Level 01	10224-Z0-A-B5D8-G200-PL-01-001
GA Plan - Proposed - Level 02 Typical Plan Type 01 - Levels 02 to 08	10224-Z0-A-B5D8-G200-PL-02-001
GA Plan - Proposed - Level 09 Typical Plan Type 02 - Levels 09 to 12	10224-Z0-A-B5D8-G200-PL-09-001
GA Plan - Proposed - Level 13	10224-Z0-A-B5D8-G200-PL-13-001
GA Plan - Proposed - Roof Level (Level RF)	10224-Z0-A-B5D8-G200-PL-RF-001
GA Section - Proposed - AA - East Facing	10224-Z0-A-B5D8-G200-SE-AA-001

Supporting Planning Documents and Technical Reports

Title	Reference	Author
Planning and Tall Building Statement (this Statement)	Gamecock Planning Statement	Turley
Design and Access Statement	Gamecock Design and Access Statement 10224-SHP-RP-B5D8-DAS01 Parts 1-10	SimpsonHaugh & Partners
Air Quality Assessment	Gamecock Air Quality Assessment V3AQ051800	Karius Ltd
Arboricultural Impact Assessment	Gamecock Arboricultural Impact Assessment v5	Amenity Tree Care
Archaeological Impact Assessment	Gamecock Archaeological Assessment v1.1	Salford Archaeology
Crime Impact Assessment	Gamecock Crime Impact Statement 07-1181-02 Rev B	Design for Security
Daylight, Sunlight, Overshadowing Assessment	Gamecock Daylight Sunlight and Overshadowing Report P2391 v3	Point 2 Surveyors Ltd
Demolition Method and Environmental Management Plan	Gamecock Demolition Construction Management Plan P-168	Rhomco
Ecology Assessment and Bat Roost Assessment	Gamecock Preliminary Ecological Appraisal RT-MME-153624-01 Rev B; Gamecock Preliminary Bat Roost Assessment RT-MME-153624-02 Rev B	Middlemarch Environmental Ltd
Energy Statement / Environmental Standards Statement and BREEAM Report	Gamecock Environmental Standards Statement	Turley
Flood Risk Assessment / Drainage Strategy	Gamecock Flood Risk Assessment and Drainage Strategy 20049.00.00.D100 Rev 2	Shear Design
Green and Blue Infrastructure Statement	Gamecock Green and Blue Infrastructure Statement 3661 502	TPM LANDSCAPE LTD
Noise Impact Assessment	Gamecock Noise Impact Assessment RP 210303 Rev03	MACH Acoustics Ltd
Phase 1 Geo-Environmental Assessment	Gamecock Preliminary Geoenvironmental Assessment 1909009.001B Parts 1 -3	Tweedie Evans Consulting

Signal Survey, TV+ Radio Reception Impact Assessment / Broadband Connectivity	Gamecock Television and Radio Reception Impact Assessment v0.1	GTech Surveys Ltd
Statement of Community Involvement	Gamecock Statement of Community Involvement V3	Cratus Communications Ltd
Student Management Plan	Gamecock Student Management Plan v2	Host.
Summary Evidence of Student Need	Gamecock Evidence of Need Report 06.04.21	Cushman and Wakefield
Townscape and Visual Impact Assessment	Gamecock Townscape and Visual Impact Assessment 210423	Turley
Transport Statement / Travel Plan	Gamecock Transport Statement and Travel Plan 3302.03	Eddisons Croft
Ventilation Strategy	Gamecock Ventilation Strategy B2798 003	Amber Management and Engineering Services Limited
Waste Management Proforma	Gamecock Waste Management Proforma	SimpsonHaugh & Partners
Wind and Microclimate Assessment	Gamecock Wind Microclimate Assessment V2.1	Wardel Armstrong LLP

Appendix 2: Student Spend and Economic Impact Report (April 2021)

Student Spend and Economic Impact

Former Gamecock Pub, Manchester

April 2021
Curlew

CUSHMAN & WAKEFIELD

Introduction and Client Requirements

This summary analysis has been prepared for Curlew in relation to the proposed development purpose-built student accommodation at the former Gamecock pub site on Booth Street West in Manchester. It is designed to demonstrate the impact of students on the local economy and the importance of quality student accommodation development on student decision making.

Student Spend

Student impact on local economies

University of Manchester

Source: The University of Manchester/Manchester Metropolitan University

Manchester's universities have a huge cultural and economic impact on the City, with a 2015/16 University of Manchester report[1] outlining the institution's overall turnover was larger than Manchester United and Manchester City football clubs combined.

The report totals the economic impact of the University of Manchester as £1.3bn, which at 2020 prices is around £1.44bn.

The report also calculates that the University supports 21,300 full-time equivalent (FTE) jobs.

A 2020 report[2] by the University and College Union finds that the total Gross Value Added (GVA) of Manchester's universities is £1.25bn, with the institutions employing 14,420 FTEs, with wider employment supporting 21,990 jobs. This economic impact is larger than that generated by universities in the respective cities of Birmingham, Leeds, Liverpool, Newcastle and Sheffield.

Student Impact in Manchester

Manchester is home to over 66,000 full-time students studying at the University of Manchester, Manchester Metropolitan University and the Royal Northern College of Music; as well as large numbers of part-time students and those studying at various language schools and colleges. The City is therefore one of the key educational hubs in Europe.

Students studying in the City make an important economic contribution and this can be calculated in a number of ways. One of the key studies in this area was conducted by the Higher Education Policy institute and this has been adapted by Cushman & Wakefield for the purposes of this analysis (with inflation also applied). This is considered overleaf.

Source: [1]The Economic and Social Impact of the University of Manchester, [2]https://ucu.org.uk/article/10922/New-study-demonstrates-huge-local-economic-impact-of-universities#citydata

Student Spend

Student impact on local economies

Manchester is home to 52,030 students from the UK/EU and 14,125 from outside the EU (HESA 2019/20). Based on previous calculations in "The Economic Costs and Benefits of International Students by Constituency"[3] ***it can be estimated that the total economic impact of international students over the life of their study is around £1.6bn, with further contribution of £5bn from students within the EU.***

In terms of pure economic spend, the most comprehensive survey available is the National Student Spend Money Survey 2020 which calculates that the ***average monthly student spend totals £795 per month. Based on total student numbers in Manchester, this would mean a spend total of just over £631m per annum.***

Student economic contribution (life of study) £6.6bn

Student spend total

£631,000,000

Source: [3]The Costs and Benefits of International Students by Parliamentary Constituency, HEPI
4National Student Money Survey 2020

Student Spend

Concentrated economic impact

Impacts in the Local Area

The M15 postcode area where the proposed development site is located is adjacent to both Manchester Metropolitan University and the University of Manchester. It is therefore already home to a critical mass of students who make an important contribution to the City's economy and support a wide range of jobs and businesses in the local area. Based on latest postcode data, it can be extrapolated that student spend in M15 is around £7.15m per month – the equivalent of almost £86m on an annual basis.

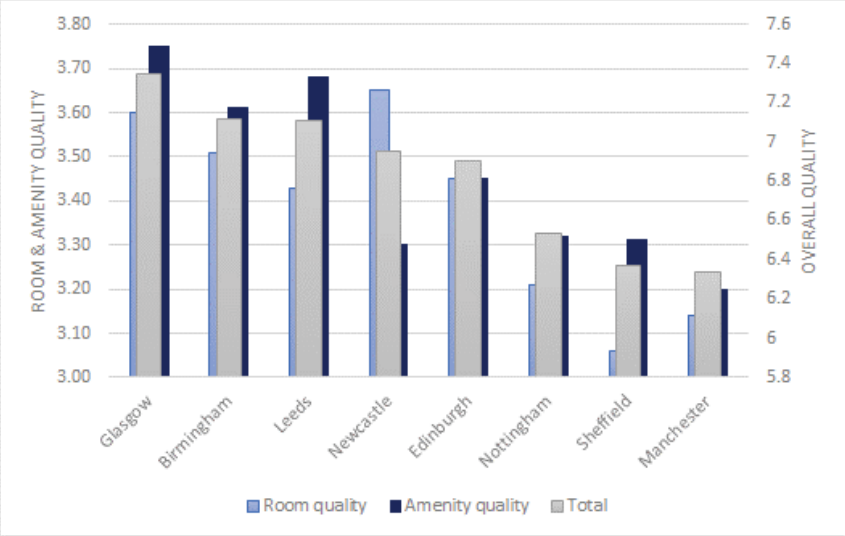
Gamecock Redevelopment

The proposed development will deliver 261 bed spaces to the market, increasing student spend and economic impact in the area. Based on previous calculations it can be estimated that student spend will increase by £2.5m per annum. Of course, with this area being so closely located to university campuses, it is especially attractive to international students (who are likely to have an overall higher spending power), Currently, 33% of all students living in this area of the City are from outside the UK, compared to the 27% average across Manchester overall.

Importance of Accommodation

Impact on decision making

Manchester accommodation quality vs major competitors



Source: Cushman & Wakefield Student Accommodation Tracker

As noted in Cushman & Wakefield's Summary Evidence of Need Report, the quality of accommodation in Manchester is rated as the lowest quality of any major market in the UK. This has the potential to directly impact student decision making as to where to study.

Alongside curriculum and location, there are a number of factors that students consider when making a university choice. Cushman & Wakefield's experience in the market suggests that students are making more considered choices than ever before, with students' minds focused by issues of employability and the consequences of changes to the tuition fee system in 2012.

The 2019 QS International Student Survey notes that 60% of prospective international students consider accommodation information to be influential in their decision making.

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Appendix 3: Manchester Metropolitan University Letter of Support

Manchester Metropolitan University

Estates, Facilities & Capital Development Directorate

Bridgewater House
Whitworth Street
Manchester
M1 6LT

Mr G Fox
Developemnt Director
Curlew Opportunities
Spaces, Mappin House
4 Winsley St
London
W1W 8HF

13th January 2021

Dear Greg,

Re: Boundary Lane, PBSA

Further to our recent meetings I am writing regarding your proposal to develop a 250 bed PBSA on the former site of the Gamecock Pub, Boundary Lane, Manchester.

At the meetings we have discussed a potential basis on which Manchester Metropolitan University could be minded to support this application from a planning and estates strategy point of view. By way of a follow up to our meetings I have captured in this letter what I believe to be the key points that have been discussed with myself and Stephen Bloye, Deputy Director of EFCD, and therefore a basis upon which the University's support, in principle, may be provided in accordance with the provision set out within the Council's core Strategy Policy H12. Support would be based on how the proposals would complement our 5 year Student Accommodation Strategy and other essential planning criteria.

Manchester Metropolitan University's Accommodation Strategy is focussed on providing sufficient high quality accommodation guarantees to first year undergraduates, and international students all years with confidence. To achieve this we need to support and develop plans for 800 high quality beds to replace poor quality accommodation and to meet the demand. The University's future accommodation preference will be focused on shared student cluster accommodation (en-suite), be located close to campus, have good levels of social space and, essentially, must be affordable.

Originally the "Gamecock" scheme met all this criteria apart from affordability and we stated we could not support the scheme to the initial weekly rents identified. Following further discussions proportion of rent levels have now been reduced to what we consider as affordable for a scheme such as this:-

Bed Type	No. of Beds	Rent per wk 22/23	Tenancy Length (Weeks)	Annual Rent
En-Suite Cluster	168	£165.00	51	£8,415.00
Studio	25	£230.00	51	£11,730.00
Twodio	57	£130.00	42	£5,460.00

Whilst we acknowledge the proposal would directly contribute to our accommodation strategy objectives and that there is evidence of demand in Manchester for PBSA, this letter does not form any commitment to formulise any formal agreement to contract for the accommodation. Further discussions would be needed on this, with my colleague, Stephen Bloye, who will also require information on your approach to student wellbeing, pastoral care and support facilities for students which is crucial to the University.

Key to the University's support is the very close proximity to both All Saints and Birley academic accommodation.

Based on the information provided and rent levels provided in the above table, and subject to satisfactory receipt of the above information, I can confirm Manchester Metropolitan University would support a planning application for the proposed development.

Yours sincerely,

Mike Sheppard BSc (Hons) DMS C.Eng MIET MCIBSE FIHEEM MCMI
Director of Estates, Facilities & Capital Development

CC Stephen Bloye – Deputy Director of EFCD, Manchester Metropolitan University

Appendix 4: Royal Northern College of Music Letter of Support

RNCM
ROYAL NORTHERN
COLLEGE of MUSIC

1st December 2020

Dear Mr Roscoe,

Former Gamecock Pub, Hulme

I write in relation to the above development proposal by Curlew Opportunities.

The Royal Northern College of Music (RNCM) is a leading international conservatoire located in the heart of Manchester, with a reputation for attracting talented students, teachers, conductors and composers from all over the world. The RNCM provides a range of undergraduate music degrees alongside post-graduate degrees and research posts. Nearly 900 students are enrolled on our courses.

As with any higher education institution, our students require access to good quality, safe and well managed residential accommodation accessible to our campus on Oxford Road. At present, we are able to offer our first year students dedicated accommodation within the Sir Charles Grove Hall halls of residence located adjacent to our main campus. This facility is owned and operated by Unite Students.

Sir Charles Groves Hall provides residential accommodation for students of RNCM as well as other higher education institutions in the city. It includes 614 student bedrooms which are acoustically treated enabling them to practice their music without disturbing other students. Other students of RNCM either occupy rooms in other purpose built accommodation or rent houses in the city.

We wish to provide our students with the highest quality accommodation possible at a price point which they can afford. The accommodation we can provide to our students is critical to our future and in being able to continue to attract high calibre students within a competitive higher education sector. Being able to offer different accommodation options to our students is a key part of this. Underpinning this, it is our aspiration to be able to offer all our students the accommodation they need to support their studies at RNCM.

To this end, we have discussed the proposed development at the former Gamecock public house with Curlew Opportunities. We consider this site to be well placed to meet the needs of our students being located within 350m of our Oxford Road campus and with the proposed inclusion of specialist music practice facilities within the development.

Reflecting this, discussions are ongoing regarding the design of the scheme to meet the needs of our students, including the incorporation of appropriate sound proofing to bedrooms and the provision of dedicated communal rehearsal / study space within the development. This will offer a superior residential product and ensure more of our students can access the specialist accommodation they need to support their studies.

We also wish to ensure that as many of our students as possible can be accommodated within well managed dedicated residential facilities close to our campus, rather than in shared households in

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E info@rncm.ac.uk **www.rncm.ac.uk**

Patron Her Majesty the Queen **President** Sir John Tomlinson CBE **Principal** Professor Linda Merrick

RNCM
ROYAL NORTHERN
COLLEGE of MUSIC

surrounding suburbs. We believe this to be beneficial to our students' university experience and to their education and wellbeing. The proposed development at the former Gamecock public house will greatly assist with this.

In view of the above considerations, we are supportive of the development of this site for purpose-built student accommodation as proposed.

I trust this letter fully explains our position in relation to this proposal. I would be happy to discuss this matter with your further at your convenience.

Yours sincerely,

George Whalley FCA

Director of Finance
Royal Northern College of Music

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Patron Her Majesty the Queen **President** Sir John Tomlinson CBE **Principal** Professor Linda Merrick

Appendix 5: Tall Building Statement

Tall Building Statement

Former Gamecock Public House, Booth Street West

May 2021

Contents

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3.	Conclusion	12

Jenny Fryer

[redacted]

Client

Curlew Alternatives Eighth Property LP

Our reference

CURM3000

May 2021

1. Introduction

1.1 This Tall Building Statement (TBS) has been prepared by Turley on behalf Curlew Alternatives Eighth Property LP ("Curlew" or "the applicant") in support of an application for full planning permission for the demolition of the former Gamecock Public House on Booth Street West and the redevelopment of the site for purpose built student accommodation and Community Hub.

1.2 This statement will follow the structure set out in the Historic England Advice Note 4, with reference to the guidance contained in the CABE "Guidance on Tall Buildings" which was published in 2007 and the Manchester City Council (MCC) Core Strategy (2012).

MCC Core Strategy (2012)

1.3 Policy EN2 of the Core Strategy provides a definition of tall buildings, as below:

"Substantially taller than their neighbours and / or which significantly change the skyline"

1.4 There are other tall buildings within the surrounding area of the application site. It is acknowledged that elements of the Proposed Development (13 storeys) will be of a larger scale than the existing building on site, be larger than some nearby buildings (primarily to the west) and marginally taller than most of the larger scale buildings in the surrounding area. The Proposed Development is smaller in massing than many of the surrounding large scale buildings.

1.5 As is explained in subsequent sections, the Proposed Development Site (PDS) is located in a visually prominent area of Hulme, Manchester, within the Oxford Road Corridor Spatial Strategic Framework (ORC SSF). It is therefore important that the appropriateness of the Proposed Development (in terms of its scale and height) is judged on the basis of how well it will assimilate into the existing cityscape.

1.6 Policy EN2 sets out criteria for which tall buildings will be supported where:

- It is demonstrated that they are of excellent design quality;
- They are appropriately located;
- They contribute positively to sustainability;
- They contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and
- They will bring significant regeneration benefits.

1.7 Suitable locations include sites within and adjacent to the city centre and locations easily served by public transport nodes.

1.8 The Proposed Development is assessed against Policy EN2 within the Planning Statement.

Guidance on Tall Buildings

1.9 English Heritage produced an advice note on Tall Buildings (Historic England Advice Note 4: Tall Buildings) published in December 2015. This advice note updates and supersedes the joint advice published by the Design Council and CABE in 2007.

1.10 Advice Note 4: Tall Buildings sets out the purpose for providing advice on tall buildings. This is summarised at Figure 1.1 below:

Figure 1.1: Extract of Historic England Advice Note 4

1.1 Towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well-designed tall buildings can make a positive contribution to urban life. Past examples show us that they can be excellent works of architecture, and some of the best post-war examples of tall buildings are now listed.

1.2 However, if the building is not in the right place and well designed a tall building, by virtue of its size and widespread visibility, can also seriously harm the qualities that people value about a place. What might be considered a tall building will vary according to the nature of the local area. A ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not. One of the principal failings in the design of certain tall buildings was a lack of understanding of the nature of the area around them, and the impact they would have on both specific features of the historic environment and its general character. There have been many examples of tall buildings that have had a lasting adverse impact through being unsuitably located, poorly designed, inappropriately detailed and badly built and managed.

1.11 The Advice Note goes further to establish what is required of planning applications for tall buildings, in relation to heritage assets. This states that a Design and Access Statement (D&AS) should inform all tall building proposals.

1.12 Further, it states that a high quality scheme will have a positive relationship with:

- Topography
- Character of place
- Heritage assets and their setting
- Height and scale of development
- Urban grain and streetscape
- Open spaces
- Rivers and waterways
- Important views including prospects and panoramas
- The impact of the skyline

1.13 The guidance contained within the Guidance on Tall Buildings (2007) provides a set of criteria against which to assess and evaluate tall building proposals as follows:

- Relationship to context
- Effect on the historic context

- Effect on world heritage sites
- The relationship to transport infrastructure
- The architectural quality of the building
- The sustainable design and construction of the proposal
- The credibility of the design
- The contribution to public space and facilities
- The effect on the local environment
- Contribution made to the permeability of the site
- The provision of a well-designed environment

1.14 The following Chapter will assess the Proposed Development against the evaluation criteria.

2. Assessment

Relationship to context

2.1 This criterion requires applicants to consider the relationship of the building to its surrounding context, including natural topography, scale, height, urban grain, and streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas and the effect upon the skyline.

2.2 The Proposed Development has carefully considered the relationship of the surrounding existing buildings. The supporting Design and Access Statement outlines that the Proposed Development would enhance the character of the area through the removal of a derelict and unattractive building and its replacement with a building of high quality design which is respectful of its setting both in terms of scale, materiality and use.

2.3 Building heights within the surrounding area range from 4-18 storeys, the most notable being the Hyatt Regency Hotel at 18 storeys.

2.4 The scale of the Proposed Development is designed to complement the peak point of height and surrounding developments, whilst seeking to capitalise on the location's sustainability.

2.5 The D&AS describes how the scale, mass and form of the Proposed Development has been designed to present a respectful response to its context. Key features of the design which demonstrate its responsiveness include:

- The massing of the building is staggered to the south and west to reduce any impacts on amenity of neighbouring residents. The shorter 9 storey element of the building faces the smallest adjacent buildings to the west and the closest building to the south.

- The building creates a nodal point at a visually prominent location of Booth Street West and enhances key views in this area.

- The scale and grain of the building is related to its immediate context.

Effect of historic built environment

2.6 This criterion requires applicants to consider the effect of the proposals on the historic buildings, sites, landscapes and skylines. It requires applicants to ensure that any tall building proposals preserve and/ or enhance historic buildings, sites, landscapes and skylines. It also requires that tall building proposals consider:

- World Heritage Sites
- Scheduled Ancient Monuments
- Listed Buildings
- Registered Parks and Gardens
- Archaeological Remains

2.7 As detailed within the Planning Statement, it is not considered that the Proposed Development will have any significant impact on the setting and significance of the nearby heritage assets.

2.8 The PDS is not located within a designated Conservation Area, with the nearest being the Whitworth Street Conservation Area which located c.750m to the north-east of the PDS.

2.9 The nearest listed building to the PDS, the Grade II listed Righton Bulding, is located c. 300m north east. There are 5 further listed buildings within 350m of PDS, however it is considered that the Proposed Development is well screened from these developments, and whilst also accounting for the surrounding urban context of the Proposed Development, it is not considered there will be any significant impact on the setting and significance of the nearby Listed Buildings.

2.10 The Townscape and Visual Impact Assessment (TVIA) presents an assessment of the impact of the Proposed Development upon the townscape qualities of this part of the city and of its visual impact. The assessment considers the visual impact of the development from representative viewpoints.

2.11 It confirms that the building has been designed to be context specific. The assessment concludes there will be changes to local and longer distance views arising from the Proposed Development which will positively enhance the townscape character of the surrounding area. The quality of the views close to the application site is likely to generally improve with the changes to the public realm, new active frontages at street level and the improvement in quality and condition of built form on site.

2.12 Having regard to the conclusions of the D&AS and TVIA it can be concluded that the Proposed Development presents an appropriate design response both in heritage and general townscape terms. It would be a positive addition to the city skyline.

Effect on World Heritage Sites

2.13 The development is not within or in close proximity to a World Heritage Site.

Relationship to transport infrastructure

2.14 This criterion requires applicants to consider how the scheme relates to the local transport infrastructure and its level of accessibility.

2.15 The planning application is accompanied by a Transport Statement which demonstrates that due to the location of the development, the car free nature of the proposals and the accessibility of the site by public transport, the proposal is not expected to result in material changes in local network traffic condition.

2.16 The Transport Statement concludes that the site is within a highly accessible location, served by a wide range of sustainable modes of transport (tram, train, bus, and cycle route). It is also within walking distance of key services and facilities in the local area and slightly further afield in the city centre. The Proposed Development will also include 66no. secure cycle storage spaces for residents to store bicycles inside the

development. There are an additional 10 cycle storage spaces to the front of the building for use by visitors.

2.17 A development of height is appropriate when regard is had to the site's highly sustainable location. Achieving a scheme with a high density makes efficient and effective use of the site in this regard.

The architectural quality of the building

2.18 The PDS's prominent location in Hulme and as a transitional site in the ORC between Birley Fields and the Oxford Road Campuses means the aspirations for the future of this location requires a carefully considered design approach to be taken.

2.19 These considerations have been key drivers of the development as presented and the architectural designs are outlined fully within the D&AS, and are achieved through:

- Align gable face and height with the adjacent Cooper House and Hopton Court.
- Development completes the urban block.
- Taller elements define the corners of the block and also the edge of Booth Street West. The elevated element has a dialogue with the larger format buildings in the wider context and is 'wrapped' by a lower element which has a dialogue with the local scale buildings in the immediate vicinity.
- The height steps away from Cooper House and Boundary Lane.
- Cutting back the taller element reinforces the existing relationship of gable ends facing Boundary Lane.
- The development reinforces the character along Booth St West.

2.20 The considerations listed above demonstrate that the Proposed Development responds positively to its surroundings and is of high design quality.

Sustainable design and construction of the proposal

2.21 This criterion requires tall buildings to set exemplary standards in design because of their high profile and local impact.

2.22 The Proposed Development sets high design standards, which are set out within the Design & Access Statement and the Environmental Standards Statement (ESS) which accompanies this planning application.

2.23 The submitted technical documents:

- Present a bespoke sustainability strategy including green and blue infrastructure, an air source heat pump, solar panels and sustainable urban drainage systems;

- Highlight the other sustainable design features within the development including the provision of amenity space for residents and the delivery of enhancements in biodiversity.

- Highlight how the development incorporates secure cycle storage for residents and facilities for the segregation of waste into different streams and appropriate storage.

- Confirm the development is in a highly sustainable location on a brownfield site.

Credibility of the design

2.24 This criterion acknowledges that tall buildings can be expensive to build but expects that the architectural quality is not diluted through the process of procurement, detailed design and construction. Curlew is experienced in delivering high quality developments through the development process and through commissioning Simpson Haugh has engaged an experienced architectural practice, supported by technical experts in various fields, as explained below.

2.25 Host will be responsible for the management and maintenance of the building's interior and exterior and thus recognises the importance of quality and attention to detail in the construction process.

2.26 The scheme has also fundamentally evolved (with respect to architectural expression and materiality) in a positive manner to the feedback received from the local community during pre-application consultation.

2.27 The Design and Access Statement provides detailed information about how the development will be delivered and key aspects of the scheme when considered at the granular level. These principles are locked into the development through the Design and Access Statement which the developer is committed to achieving.

2.28 The scheme has also been subject to pre-application discussion with Senior Officers of MCC and has responded positively to constructive feedback. Curlew's consultant team is experienced in advising on all aspects of tall buildings and hold the relevant technical qualifications to do so. The team comprises:

Discipline	Company
Developer and Owner	Curlew
Operator	Host
Architect	Simpson Haugh
Townscape and Visual Impact	Turley
Archaeology	Salford Archaeology
Transport	Eddisons
Air Quality	Karius Ltd
Noise & Vibration	Mach Group

Ground Conditions	Tweedie Evans Consulting
Ecology	Middlemarch Environmental
TV Reception	GTech Surveys
Wind	Wardel Armstrong
Daylight/ Sunlight	Point 2 Surveyors
Energy and Environmental Standards	Turley Sustainability
Public Engagement	Cratus Communications
Arboriculture	Amenity Tree Care
Student Need	Cushman and Wakefield

Contribution to public space and facilities

2.29 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to public realm.

2.30 The Proposed Development achieves this objective through:

- Active ground floor uses, such as the Community Hub and resident amenity space, which provide an active frontages to Booth Street West, Boundary Lane and Camelford Close
- The creation of a welcoming entrance to the building off Booth Street West with a cantilevered first floor to increase the space available for pedestrians, visitors and residents.
- The provision of informal planting and hard and soft landscaping to soften the appearance of the building and create a welcoming and attractive building at this prominent site.

2.1 The overall quality of the design is exceptionally high and the resultant built environment created will be a significant improvement on the existing situation. The scheme design reflects and capitalises on its prominent transitional location between Birley Fields and the teaching campuses on Oxford Road.

2.2 The building is sensitively designed and located within an area of mixed land uses and of varying house types which complement purpose built student accommodation. It has an active interface with the pedestrian footpaths around three sides of the building, avoiding turning its back on Camelford Close which will continue to function as an access to the Cooper House car park. The scheme's ground floor contribution and relationship with the public realm will be key to its success will drive the redefinition of the area and its realisation as a vital and vibrant place where people want to live.

Effect on the local environment

2.3 This criterion requires an assessment of environmental factors such as: microclimate, overshadowing, vehicle movements and the environment and amenity of those in the vicinity of the building.

2.4 Assessments have been undertaken in respect of ecology, wind and microclimate, TV reception, sunlight / daylight and noise, to establish the impact which the proposed development will have.

2.5 These assessments have been submitted as part of the planning application, and are summarised within the Planning Statement. These demonstrate that the scheme will not result in any materially significant adverse effects subject to the deployment of specified mitigation.

2.6 Inevitably there will be some minor adverse effects but these are commonplace in any major redevelopment proposal in a dense urban setting and in many respects are unavoidable. The effects fall well within the parameters of acceptability and in any event are materially outweighed by the environmental benefits of the scheme which includes the removal of a derelict building and its replacement with a high quality development that shall enhance the area.

Contribution made to the permeability of the site and the wider area

2.7 This criterion requires a contribution to be made to the permeability and legibility of the wider area and opportunities to offer improved accessibility. The Proposed Development delivers enhancements to the public realm immediately surrounding the development providing a more open, pedestrian friendly street scene and facilitating safe movement through the area. The design of the building and ground floor uses will bring enhanced natural surveillance and activation of the area.

The provision of a well-designed environment

2.8 This criterion requires the quality of life of those who use the buildings, including for function, fitness or amenity, to be taken into consideration. Further, it requires local authorities to consider a range of broader issues including ease of access, means of escape and public safety requirements.

2.9 The development will meet the relevant Building Regulations requirements relating to building safety and risk, including in respect of accessibility and emergency access and egress.

2.10 Curlew creates high quality living environments for its residents. The student apartments are designed to be light and spacious, providing appropriate levels of amenity for its occupants, having regard to relevant space standards and the provision of resident amenities.

2.11 The site's location within the ORC SSF and close to key amenities is also important, ensuring residents are well connected and able to access employment and social opportunities.

3. Conclusion

3.1 This TBS has taken into consideration all the criteria set out within the CABE Guidance on Tall Buildings (2007) and the Historic England Advice Note 4: Tall Buildings. It has concluded that the Proposed Development has taken account of each criteria through the various reports included within the planning application and assessments in the Environmental Statement.

3.2 In summary, the TBS concludes the Proposed Development achieves the following:

- The PDS is sustainably located in relation to transport infrastructure, being in a very accessible part of the city and within the ORC SSF area and is therefore suited to very high density development;
- The Proposed Development is of an appropriate architectural style which is consistent with and reflects the locality;
- The Proposed Development exceeds the sustainability standards required by MCC;
- The Proposed Development is deliverable and the architectural design is appropriate for its location and intended purpose;
- The Proposed Development embraces the surrounding land uses by providing an active frontage and enhancing and enlivening the street scene;
- The Proposed Development will not result in material impacts on the local microclimate as evidenced through the supporting documents submitted as part of the application;
- The Proposed Development will replace a derelict and poorly maintained structure which detracts from the experience and environmental quality of the locality and increases the risk of anti-social behaviour;
- The Proposed Development will meet the needs of its user groups (both active and passive).

3.3 Overall, the Proposed Development would deliver a high quality addition to the City and achieves full compliance with respect to the MCC's polices for the development of tall buildings.

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Appendix 6: Economic Benefits Infographic

Economic Benefits Infographic

SITE: Gamecock Pub, Booth Street West, Manchester

PROPOSED DEVELOPMENT: Redevelopment of derelict pub to deliver new purpose-built student accommodation (PBSA) to accommodate 261 students, also providing student amenity facilities and space for community use

Construction Phase

£17.6 million
Investment
In the scheme's construction[1]

70 gross jobs
FTE (full-time equivalent) jobs supported on average during construction (circa 21 months)

Generating 55 net direct jobs
FTE jobs for Greater Manchester residents

Plus 25 net indirect/induced jobs
FTE jobs for Greater Manchester residents

£14.0 million
GVA
Economic output[2] in Greater Manchester during construction, including £11.9 million in Manchester

Operational Phase

261
Students accommodated
In PBSA contributing to a shift away from student HMOs

5
On-site jobs
For Greater Manchester residents

£290,000
GVA
Economic output generated in Greater Manchester each year, including £210,000 in Manchester

Sustainable PBSA growth
Supporting the universities and sustainable communities

£1.0 million
Expenditure
On retail and leisure each year by students and visitors

5
Retail and leisure jobs
Supported by student and visitor expenditure

Enhancing housing choice

Up to 75 Homes
Made available for 170 new residents through freeing up former student HMOs

Up to £90,000 Council Tax
Revenue for Manchester City Council each year from non-exempt homes[3]

Up to £1.3 million Expenditure
On retail and leisure each year by new residents of former HMOs

Up to 10 Retail and leisure jobs
Supported by new residents' expenditure

1 Construction cost based on BCIS Average Prices and includes allowances for infrastructure/externals and professional fees.

2 GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity.

3 Estimate assumes all Band A properties.

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