**APPENDIX TO AGENDA**
**(LATE REPRESENTATIONS)**

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| **Planning and Highways Committee** | 31st May 2022 | **Plans List No.** | 11 |

**Application Number** 130387/FO/2021

**Ward** Hulme Ward

**Description and Address**

Erection of a part 9 part 13 storey purpose built student accommodation building comprising 261 bed spaces (7no. 8 bed clusters, 8no. 9 bed clusters, 4no. 10 bed clusters, 18no. three bed studios, 1no. two bed studio, 37no. studios (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)) and associated landscape works and infrastructure at The Former Gamecock Public House, Boundary Lane, Manchester, M15 6GE

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1. **Member of Public**

A further 23 comments of objection have been received since the report to committee was publicised on the grounds that:

The decision is a commercial one.
The impact on the community due to more transient people living there, causing noise, disturbance, litter and anti-social behaviour, impacting on mental health.
It is too close to Cooper House - 25 meters from windows. It will block out their sunlight and be overbearing.
The scale and massing of the building is too high in respect of existing buildings and will take away our sky, be overdominant and cause overlooking. This is not the city centre. Loss of light impacts on mental health and residents will need to spend more on energy bills.
The development would impact on the elderly, Hopton Court has been designated an over 55's retirement community. Data provided by Cornbrook Medical Practice show that residents are suffering from long term conditions and a high percentage are suffering from anxiety or depression. The shared garden is the only communal garden in the area and hosts community events, the development will block sunlight to these gardens.
Disruption due to deliveries.
Pressure on GP's and Dentists.

Impact of the development on air quality, particularly having regard to those suffering from COPD.
No on site parking even for disabled provision.
The site is on a riverbed and will cause flooding in a flood risk area.
Should be a community facility or affordable housing.
Impacts of construction on the elderly and the road network, impacting on highway safety.
Will there still be access for fire crews into the area?
The scheme does not improve on the scheme refused in 2012.

**2. Applicant**

The applicant has provided a further statement into the use of the community hub as follows:

Community Hub

The area denoted as a 'Community Hub' is to be made available for use by and for the benefit of the local community for as long as the site remains in use as Purpose Build Student Accommodation.

It is the developer's intention that the Community Hub can be used to promote community wellbeing within Hulme through creating a varied programme of events throughout the year. The developer proposes a management and operation plan for the Community Hub which achieves this.

The document outlines the headline terms of the Community Hub's use and access. The owner of the site and operator of the proposed development will operate and manage the Community Hub in accordance with these terms:

1) The Community Hub will be available for hire by any Hulme based community group or charity on a free of charge basis, subject to the developer/owner's approval.

2) The developer/operator/owner will appoint an individual who will act as the liaison between the development and the local community and whose role it will be to ensure effective and productive use of the Community Hub for the benefit of the Hulme community. This will include, but not be limited to, promoting and raising awareness of the Community Hub and its availability; advising residents how they may be able to make best use of the Community Hub; engaging Hulme based organisations to promote the use of the Community Hub and its availability particularly amongst residents for whom English may not be a first language

3) The appointed individual will be responsible for curating events and activities within the Community Hub which are accessible to the community in consultation with local community groups and charities. Such events will be held at least once per month, with a programme to be agreed in consultation with community groups and charities.

4) Within six months of the completion of the development, the developer/owner shall seek to establish a ‘Community Hub Management Group’, comprising a representative of the developer/owner, two local residents, two representatives of local community groups and a local Councillor or representative of the City Council. The role of the Group will be to advise on the use, accessibility and management of the Community Hub to optimise its productive use

5) The Community Hub will only be available on a pre-booked basis and access will be at the discretion of the hirer.

6) The Community Hub will only be used for other purposes (private hire on a fee paying basis) if no more than 2 weeks prior to the hire date, the Community Hub has not been booked for use by a Hulme based community group or charity

7) The maintenance and upkeep of the Community Hub will be the responsibility of the developer/owner.

Gym

In addition to the Community Hub, the developer/owner will make the residents gym within the development available for use by the local community during set hours to be agreed.

Employment and training

The developer is committed to maximising local benefits from the construction process including through job creation and training. To this end, a series of activities are proposed as part of the construction process including:
· Engaging with local charities/schools/colleges to present opportunities/career paths in real estate and related subjects
· Engaging with local charities/schools/colleges etc to invite to site during construction to explain/demonstrate the process
· Collaboration between registered traineeships and apprenticeships and the developer regarding recruitment opportunities on site
· Opportunities for work experience at the completed development

The developer proposed that the above commitments would form part of the submission made to satisfy a ‘Local Labour Proposal’ condition.

The applicant has also made comment and suggested alterations to the conditions of approval recommended in the original report to committee.

**4. Head of Planning**

The issues raised by residents have been addressed in the original report to Planning and Highways Committee.

The further information submitted by the agent with regards to the use of the community hub is welcomed and could be secured under the currently recommended conditions for Local Labour and Community Access.

With regards to the comments on the conditions requested alterations are not accepted to Condition 3 (Materials), 5 (Local Labour), 9 (Contaminated land), 10 (Construction Management Plan), 11 (Fumes and Vapours), 13 (External Lighting), 32 (Community Access Agreement).

The following alteration is accepted and the following replacement condition is recommended:

16. a) Before above ground works take place a scheme for acoustically insulating the proposed residential accommodation against noise from nearby busy roads and any other nearby significant noise sources shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

The recommendation of the Head of Planning is to **APPROVE**