MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

# Application for Planning Permission

## Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Charles Street Multi-Storey Car Park

Address Line 1

Plot H, Sister

Address Line 2

Charles Street

Address Line 3

Town/city

Manchester

Postcode

M1 7AR

### Description of site location must be completed if postcode is not known:

Easting (x)

384457

Northing (y)

397568

Description

Land bound by Sackville Street to the east, Princess Street to the west, Charles Street to the south and Manchester South Junction and Altrincham Railway Viaduct to the north.

## Applicant Details

### Name/Company

Title

First name

Surname

-

Company Name

RG Real Estate, ID Manchester Ltd and The University of Manchester

### Address

Address line 1

c/o Agent

Address line 2

-

Address line 3

Town/City

County

Country

Postcode

M3 7FB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Agent Details

### Name/Company

Title

First name

Jemma

Surname

Brabrook

Company Name

Deloitte LLP

### Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 7FB

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Site Area

What is the measurement of the site area? (numeric characters only).

0.60

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

**Description**

Please describe details of the proposed development or works including any change of use

Erection of three interconnected blocks (T1, T2 and T3) of 8, 10 and 38 storeys including ground, plus basement and plant, comprising purpose-built student accommodation with ancillary internal amenity space (Sui Generis - PBSA) and flexible commercial uses (Use Class E); landscaping works, highways, access, servicing, infrastructure and other associated works.

Has the work or change of use already started?

◯ Yes
⊘ No

## Existing Use

Please describe the current use of the site

The Site comprises a vacant multi-storey car park and three vacant ancillary retail units. The existing structures on site are subject to a separate planning consent (143741/FO/2025), granted on 4 December 2025 for their demolition which is anticipated to take place in early 2026.

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

Last date of use within site boundary relates to the Retro bar which closed operations in June 2025.

When did this use end (if known)?

30/06/2025

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- [ ] Yes
- [x] No

Land where contamination is suspected for all or part of the site

- [x] Yes
- [ ] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [x] Yes
- [ ] No

## Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**
Other

**Other (please specify):**
Please refer to DAS

**Existing materials and finishes:**
N/A

**Proposed materials and finishes:**
Please refer to submitted Design and Access Statement and drawings for details of proposed materials.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement, prepared by Hodder+Partners and Layer Studio
Please refer to submitted drawings schedule, prepared by Hodder+Partners and Layer Studio

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to submitted drawing schedule, prepared by Hodder+Partners.
Please refer to submitted Transport Assessment (ES Vol 2, Appendix 10.7), prepared by Civic.

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**
Disability spaces

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
2

**Difference in spaces:**
2

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [ ] Yes
- [x] No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- [x] Yes
- [ ] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [x] Yes
- [ ] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [x] Existing water course
- [ ] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

⊘ Yes
◯ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1.1

Please provide the date the onsite pre-development biodiversity value was calculated

07/07/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Biodiversity survey carried out in July 2025. Summer is the peak activity season for most plants and animals, allowing for more accurate identification of diverse species and detailed habitat assessment.

When was the version of the biodiversity metric used published?

23/07/2024

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**
Biodiversity metric calculation

**Document name/reference:**
14667_R08_Appendix 5_Statutory_Baseline_Condition_Assessments

**Document/Plan:**
Biodiversity metric calculation

**Document name/reference:**
14667_R08a_Appendix 4_Plot H_Statutory_Biodiversity_Metric_190126

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

◯ Yes
⊘ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

◯ Yes
⊘ No

## Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to the Flood Risk Assessment and Drainage Strategy, prepared by Roscoe (ref. 25415-00-00-R-C-09000)

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

Bins to be stored in a dedicated room in the basement. On collection day, bins will be moved in the bin lift from the basement up to ground floor by building management. The bins will then be held in a collection area, until the refuse vehicle arrives, when bins will be moved to the proposed
loading bay on Charles Street where the refuse vehicle will park.

Please refer to Site Waste Management Strategy, prepared by Civic, and Design and Access Statement, prepared by Hodder+Partners and Layer Studio, for details.

Have arrangements been made for the separate storage and collection of recyclable waste?

- [x] Yes
- [ ] No

If Yes, please provide details:

Recycling, general waste and food waste will be stored in separate bins in the basement. On relevant collection days, bins will be moved in the bin lift from the basement up to ground floor by building management. The bins will then be held in a collection area, until the refuse vehicle arrives, when bins will be moved to the proposed loading bay on Charles Street where the refuse vehicle will park.

Please refer to Site Waste Management Strategy, prepared by Civic, and Design and Access Statement, prepared by Hodder+Partners and Layer Studio, for details.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [ ] Yes
- [x] No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [ ] Yes
- [x] No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- [x] Yes
- [ ] No

Please add details of the Use Classes and floorspace.

**Use Class:**
Other (Please specify)

**Other (Please specify):**
Purpose Built Student Accommodation (Sui Generis)

**Existing gross internal floorspace (square metres) (a):**
0

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**
0

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**
34008

**Net additional gross internal floorspace following development (square metres) (d = c - a):**
34008

**Use Class:**
Other (Please specify)

**Other (Please specify):**
Flexible Use Class E

**Existing gross internal floorspace (square metres) (a):**
0

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**
0

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**
612

**Net additional gross internal floorspace following development (square metres) (d = c - a):**
612

| Totals | Existing gross internal floorspace (square metres) (a) | Gross internal floorspace to be lost by change of use or demolition (square metres) (b) | Total gross new internal floorspace proposed (including changes of use) (square metres) (c) | Net additional gross internal floorspace following development (square metres) (d = c - a) |
|---|---|---|---|---|
| | 0 | 0 | 34620 | 34620 |

**Tradable floor area**

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- [x] Yes
- [ ] No

If yes, please provide details of the tradable floor area:

**Use Class:**
E(a) - Display/Sale of goods other than hot food

**Existing tradable floor area (square metres) (e):**
0

**Tradable floor area to be lost by change of use or demolition (square metres) (f):**
0

**Total tradable floor area proposed (including change of use) (square metres) (g):**
588

**Net additional tradable floor area following development (square metres) (h = g - e):**
588

| Totals | Existing tradable floor area (square metres) (e) | Tradable floor area to be lost by change of use or demolition (square metres) (f) | Total tradable floor area proposed (including change of use) (square metres) (g) | Net additional tradable floor area following development (square metres) (h = g - e) |
|---|---|---|---|---|
| | 0 | 0 | 588 | 588 |

**Loss or gain of rooms**

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- [x] Yes
- [ ] No

Please indicate the loss or gain of rooms:

**Use Class:**
Other (Please specify)

**Other (Please specify):**
Purpose Built Student Accommodation (Sui Generis)

**Existing rooms to be lost by change of use or demolition:**
0

**Total rooms proposed (including changes of use):**
1041

**Net additional rooms:**
1041

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [x] Yes
- [ ] No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

49

Part-time

Total full-time equivalent

49.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**
E(a) - Display/Sale of goods other than hot food

**Unknown:**
Yes

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- [ ] Yes
- [x] No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

04/11/2025

Details of the pre-application advice received

Pre-application meetings held with the case officer Jennifer Atkinson and the head of planning Dave Roscoe on the following dates: 28 May 2025, 15 July 2025, 9 September 2025 and 4 November 2025, along with regular email correspondence. Please refer to the Statement of Consultation for details.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**
**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

◯ Yes
⊘ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

⊘ Yes
◯ No

### Certificate Of Ownership - Certificate C

**I certify/The applicant certifies that:**

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

Land registry search.

**I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.**

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**
PO Box 532

**Number:**

**Suffix:**

**Address line 1:**
Town Hall Extension

**Address Line 2:**

**Town/City:**
Manchester

**Postcode:**
M60 2LA

**Date notice served (DD/MM/YYYY):**
14/05/2026

**Person Family Name:**

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

14/05/2026

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Jemma

Surname

Brabrook

Declaration Date

12/05/2026

☑ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Emma Williams

Date

12/05/2026