Turley

1st June 2026

Delivered via Planning Portal

Rob Griffin
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Rob,

FULL PLANNING APPLICATION RELATING TO THE INTERIM RE-CLADDING AND REPLACEMENT OF ROOFS AT BLOCKS 2 AND 6 AT VICTORIA POINT, 44 HATHERSAGE ROAD, MANCHESTER

Further to our discussions and on behalf of Empiric Student Property ('the Applicant'), we are pleased to enclose a full planning application relating to the 'interim' re-cladding and replacement roofs of Blocks 2 and 6 ('the Proposed Development'), Victoria Point, Hathersage Road ('the Site'). The application has been submitted via the Planning Portal (ref. PP-14808774) and is supported by a completed application form, this covering letter, Design and Access Statement (dated 29th May 2026) and Heritage Statement along with the electronic copies of the architectural drawings listed below:

- Block 2 and 6 Reclad – Existing Site Plan (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-0111 P01)
- Block 2 and 6 Reclad – Existing Block 2 Elevations (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-0261 P01)
- Block 2 and 6 Reclad – Existing Block 6 Elevations (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-0265 P01)
- Block 2 and 6 Reclad – Proposed Block 2 Elevations (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-1261 P01)
- Block 2 and 6 Reclad – Proposed Block 6 Elevations (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-1265 P01)
- Block 2 and 6 Reclad – Existing Block 2 Bay Study (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-4023 P01)
- Block 2 and 6 Reclad – Proposed Block 2 Bay Study (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-4024 P01)
- Block 2 and 6 Reclad – Existing Block 6 Bay Study (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-4025 P01)
- Block 2 and 6 Reclad – Proposed Block 6 Bay Study (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-4026 P01)

BACKGROUND

As you will be aware, planning permission was granted by Manchester City Council ('MCC') on 7th October 2025 for the comprehensive redevelopment of Victoria Point (ref. 139987/FO/2024) allowing for continued use as purpose-built student accommodation ('PBSA'). The approved development is described on the decision notice as follows:

> *Redevelopment of existing student accommodation buildings (6 in total) to include the phased demolition and extension of the existing buildings to a maximum height of 12 storey's to form Purpose Built Student Accommodation (876 bedspaces in total) (Use Class Sui Generis), including associated ancillary internal and*

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external amenity space, ground floor community/commercial (Use Class E, F1 and F2), hard and soft landscaping and associated highway works.

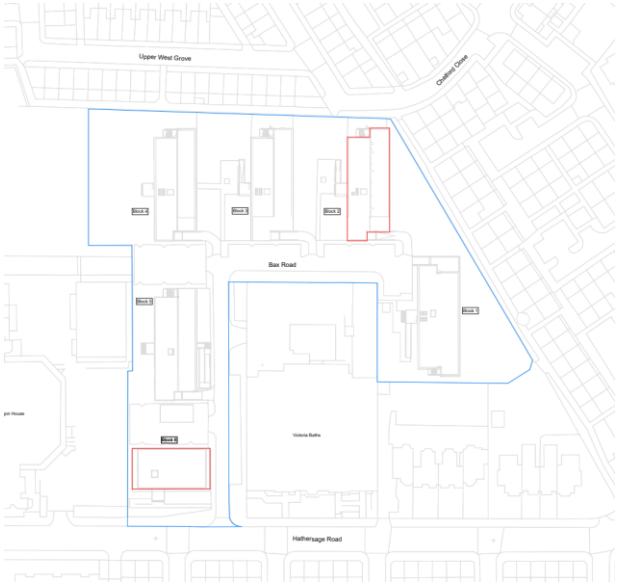
The Applicant is currently in the process of developing the detailed design of the approved development, with a non-material amendment approved by MCC on 17th March 2026 (ref. 145115/NMC/2026) comprising ground re-profiling and revised landscaping proposals as well as a range of internal and external alterations to approved drawings associated with Blocks 2, 3 and 4. Through the ongoing design evolution, the Applicant has taken the decision not to extend Block 1 and maintain its existing footprint and form, instead pursuing only a package of external fabric upgrades which is subject to a full planning application submitted to MCC on 5th May 2026 (ref. PLA-2026-000196).

This application (concerning Blocks 2 and 6 only) is not submitted as an alternative, as per Block 1, however an interim measure whilst the programme for delivery if finessed. It comprises the re-cladding of said blocks due to fire safety considerations and conflicts with existing guidelines – specifically PAS 9980. The Proposed Development therefore seeks to reclad the most deficient blocks on Site, and to a comparable design to that of the approved development in order to minimise the extent to which the new cladding would subsequently be required to be removed and replaced.

THE SITE

The Site comprises Block 2 and 6 at Victoria Point, a student accommodation complex managed by the Applicant. Victoria Point is positioned within the Ardwick area of Manchester accessed via Hathersage Road. It is bound to the north by residential properties at Upper West Grove and Chelford Close. Block 2 is located within the north-eastern corner of Victoria Point, whilst Block 6 is located within the south-western corner of Victoria Point fronting Hathersage Road.

Figure 1: Existing Site Plan



The Site benefits from a range of sustainable travel options. The Site is within walking distance of both University of Manchester and Manchester Metropolitan University campuses, which are at located to the north-west of the Site at circa 1km and 2km respectively.

Most notably, Victoria Point wraps around the Grade II* Listed Victoria Baths however there are no heritage assets or environmental designations within the Site itself.

RATIONALE FOR THE PROPOSED DEVELOPMENT

The need to re-clad Blocks 2 and 6 of Victoria Point has arisen due to the external wall system of the blocks not meeting the minimum requirements established by PAS 9980. External wall surveys have been carried out and concluded that the overall building fire safety levels are substandard and thus ought to be addressed with immediate effect. Currently, the developments façade comprises:

- Block 2 - mainly 102.5mm cavity brick work incorporating polyisocyanurate (PIR)/ polyurethane (PUR) insulation and suspended high pressure laminate (HPL) on to timber framing incorporating PIR/PUR insulation

- Block 6 – a HPL panel system, brickwork façade system

The recommendations of the survey are for the external façade of the blocks to be replaced and therefore the Proposed Development therefore proposes the re-cladding of Blocks 2 and 6 in order to eliminate fire safety risk and comply with the standards of PAS 9980.

PROPOSED DEVELOPMENT

In order to improve the external fabric of the existing Block 2 and 6, the Proposed Development will introduce a new façade system which accords with PAS 9980 guidelines. The existing windows will be retained, although they will be lightly refurbished to ensure a seamless interface with the proposed new external cladding. In addition, a new, thermally improved roof with a slightly taller parapet condition will be included. A comparable table of the bay studies for both Block 2 and 6 has been provided overleaf.

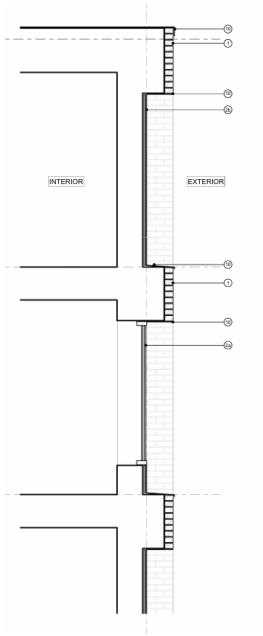
The material palette builds on the considered approach applied to the approved site-wide development given its sensitivity with regard to Victoria Baths. Subtle brickwork detailing and banding in red-multi brick colour is proposed. The enclosed Design and Access Statement includes full details of the Proposed Development including proposed materials specifications, and a circular economy diagrammatic outlining how the materials would be capable of retention or re-use within the Site’s eventual redevelopment.

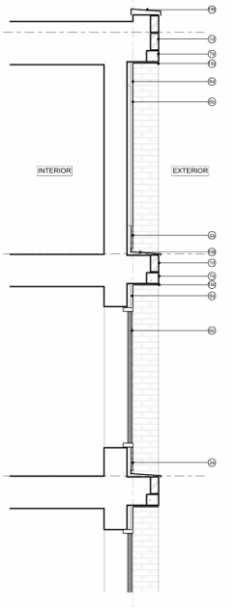
Figure 2: Comparison of existing and proposed bay studies at Block 2 and 6

Existing

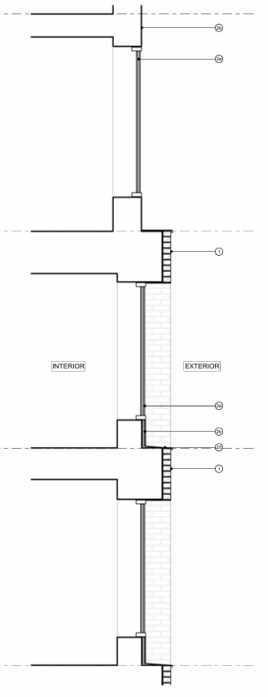
Proposed

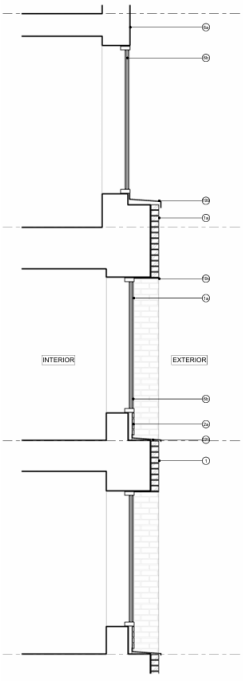
Block 2





Block 6





PLANNING POLICY CONTEXT

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990, this application must be determined against the adopted Development Plan, unless material considerations indicate otherwise.

In this case the adopted Development Plan comprises the following:

- Places for Everyone ('PfE') (adopted in March 2024)
- Manchester Core Strategy ('MCS') (adopted in July 2012), along with Addendum to Manchester Core Strategy 2024
- 'Saved' policies from Unitary Development Policies ('UDP') (adopted in July 1995 and alterations on various dates)

Material considerations include the National Planning Policy Framework ('NPPF') (December 2024) and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (SPD) (adopted in April 2007). The NPPF states that policies within it are material considerations and that due weight should be given to relevant policies in existing development plans according to their degree of consistency with the NPPF.

Relevant Policies and NPPF Provisions

Student Accommodation – MCS Policy H12 (Purpose Built Student Accommodation) establishes the criteria which MCC use to assess all proposed PBSA, including that sites should be in close proximity to the University campuses or to a high frequency public transport route which passes the area; proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area; consideration should be given to the design and layout of the student accommodation in relation to adjacent neighbouring uses.

Design - PfE Policy JP-P1 (Sustainable Places) states that development should be distinctive, socially inclusive, resilient and durable. MCS Policy EN1 (Design Principles and Strategic Character Areas) expects development to maximise the opportunities for good design and enhance the overall image of the City. MCS Policy DM1 (Development Management) outlines key development management matters (including layout, scale, materials and appearance of the proposed development), to which all developments should demonstrate consideration at application stage.

The NPPF highlights the importance of achieving high standards of design (paragraph 131), whilst the 'Guide to Development in Manchester' SPD outlines the seven key principles, including design should respect and be informed by location; delivering good design with functionality; safe routes for pedestrians.

Heritage – PfE Policy JP-P1 (Sustainable Places) states that development should be distinctive with a clear identity that conserves and enhances the historic environment. PfE Policy JP-P2 (Heritage) advises that opportunities will be pursued to promote enjoyment, understanding and interpretation of the historic environment. MCS Policy EN3 (Heritage) states that the MCC will encourage development which enables the re-use of heritage assets. 'Saved' Policy DC19 (Listed Building) of the UDP states that, in determining planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, MCC will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Paragraph 212 of the NPPF states that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

APPRAISAL OF PROPOSED DEVELOPMENT

Principle of Development

The principle of development is established via the Site's existing use as PBSA and the approval of the 2025 planning permission providing for continued use as such. The Proposed Development does not change the use of PBSA nor adjust the number of student bedspaces contained within and thus shall be deemed to be acceptable, and in accordance with MCS Policy H12 (Purpose Built Student Accommodation).

Design and Heritage

The Proposed Development comprises the re-cladding and re-roofing of Blocks 2 and 6 in order to ensure compliance with fire safety guidelines until the point in which the Site is comprehensively redeveloped. The Proposed Development seeks to incorporate, as far as practicable, the same materials as specified through planning permission ref. 139987/FO/2024 in order to allow for reutilisation when the permission is subsequently implemented.

In both blocks, existing windows will be retained in order to minimise disruption to existing students. Existing brickwork will be replaced with the same red-multi brick from the approved development and installed using lime mortar so that it can be removed and reused.

Where a light-weight replacement material is required as a meanwhile measure, it is proposed to use a through-coloured fibre cement board similar to that pictured opposite. This system sits on lightweight aluminium rails. The aluminium rails can either be reused elsewhere or fully recycled, and similarly the fibre cement board panels can be reinstalled elsewhere.

As Block 2 will be partially retained, it is proposed to install as much as possible of the approved development's materials now, to minimise construction waste and future requirements for demolition. This sustainable approach protects vital resources and further minimises future disruption. As Block 6 will be fully demolished, the materials will be specified using the same material palette and designed using fully demountable and reusable systems, so that all of these materials can be responsibly removed and reinstalled in the future approved development. It is therefore proposed that this is entirely clad in the lightweight fibre cement board, with subtle horizontal bands that nod to the striped stone bands of the adjacent Victoria Baths.

It remains the case that the material specification responds positively to surrounding context with the prominence of red-brick influenced by the prevailing characteristics of Manchester's historic built environment, particularly relevant given the proximity of Victoria Baths. The application is supported by a Heritage Statement which advises that Site is not an aspect of the setting of Victoria Baths that has historically or currently contributes to its significance or that of Victoria Park Conservation Area beyond. On this basis no harm has been identified in heritage terms.

In summary, the Proposed Development would provide betterment when compared to the existing poor quality building facades and significantly improve their safety credentials. The Proposed Development is an interim measure however would be capable of reutilisation within the development approved pursuant to 139987/FO/2024 due to selection of consistent materials as far as practicable. The Proposed Development constitutes high-quality design and would not give rise to adverse impacts on nearby designated heritage assets thus according with PfE Policy JP-P1, MCS Policy EN1, PfE Policy JP-P1, MCS Policies EN3 and Policy DC19 and the provisions of the NPPF.

SUMMARY

In summary, the Proposed Development complies with all relevant national, regional and local planning policies and will not result in any adverse environmental impacts. As such, planning permission should be granted without delay.

I trust that you have all the information to enable you to register the application and approve the Proposed Development. Should you have any queries, please do not hesitate to contact me or my colleague Steven Healey [redacted]

Yours sincerely

[redacted]