Planning and Tall Building Statement

Octagon House, Manchester

August 2026

Turley

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Client
Octagon Project

Our reference
05121

August 2026

Development Vision

1. This Planning Statement has been prepared by Turley on behalf of Plymouth Grove Residential ('the Applicant'). It is submitted in support of an application for full planning permission for the refurbishment and redevelopment of Octagon House at Hathersage Road in Manchester, alongside the delivery of three new residential buildings ranging from 4 to 11 storeys, delivering a mixed-use development comprising a mix of key worker accommodation, purpose-built student accommodation and standard residential uses, expanded NHS renal dialysis facilities, amenity space and commercial/community uses.

2. The Proposed Development represents a rare opportunity to deliver the comprehensive regeneration of a prominent but long-underutilised brownfield site in a highly sustainable and quickly evolving part of Ardwick. The Proposals will create a vibrant and genuinely mixed-use development which directly supports the success of the nearby health and education institutions within the Oxford Road Corridor and reintegrates the site into the surrounding community.

3. Central to the Proposals is the aim of realising the positive physical regeneration of an increasingly degraded site. The scheme focusses on the retention and renewal of Octagon House and the redevelopment of the wider site in a manner that contributes to the architectural and place making qualities of its wider surroundings delivering a significant environmental enhancement to the local area.

4. The development seeks to:

    - Transform a long-underutilised brownfield site into a vibrant and genuinely mixed-use neighbourhood that serves both new and existing communities, bringing together healthcare, residential, community and commercial uses to create a place that is active, welcoming and responsive to the changing needs of this part of Manchester.

    - Deliver regeneration through renewal rather than replacement, retaining and repurposing Octagon House around the existing NHS Renal Dialysis Unit as key tenant, whilst introducing much needed residential accommodation and creating a renewed sense of purpose for the building.

    - Support the continued investment in Health Care assets along the Oxford Road Corridor, enabling the NHS Renal Dialysis Unit to significantly expand and modernise its current facilities, whilst maintaining its close relationship with Manchester Royal Infirmary and reducing pressure on the constrained acute hospital campus.

    - Provide critical residential infrastructure, for which there is a locationally specific need, required to support the continued success of the Oxford Road Corridor delivering accommodation tailored to meet the needs of students, researchers, healthcare workers and other key workers. The location of appropriate accommodation for these groups aligns with Manchester City Council's strategic

and place making policy direction as set out in the Oxford Road Corridor Strategic Spatial Framework (2018).

- Provide an additional commercial/community facility for the neighbourhood, in a location that will ensure an active and engaging frontage to Hathersage Road and encourage community interaction.

- Deliver meaningful social value and community benefit through a structured programme of partnership working, community engagement and neighbourhood investment, ensuring that the benefits of development are experienced not only by future occupiers but also by the existing Ardwick community.

- Create an attractive, greener and more welcoming public realm, with active frontages, landscaped spaces, improved pedestrian connections and amenity spaces that encourage people to spend time in the area and foster a strong sense of place.

- In contrast to the current situation, create a place that is an integrated part of the surrounding community of Ardwick. This includes re-instating Curzon Street as a green boulevard prioritising pedestrian connectivity around and through the development.

- Establish a long-term Community Benefit and Social Value Framework to guide collaborative working between the development, local residents, community organisations and Manchester City Council throughout both the construction and operational phases of the scheme.

1.1 The Proposed Development will support the City's strategic growth ambitions as expressed within the Core Strategy, the Corridor Manchester Strategic Spatial Framework (March 2018); the Strategic Vision for Corridor Manchester (2015); and the Greater Manchester Strategy (2017).

1. Introduction

1.1 This Planning Statement has been prepared by Turley on behalf of the Plymouth Grove Residential LLP ('the applicant'). It is submitted in support of an application for full planning permission for the refurbishment and redevelopment of Octagon House at Hathersage Road in Manchester, alongside the delivery of three new residential buildings ranging from 4 to 11 storeys, delivering a mixed-use development comprising key worker accommodation, purpose-built student accommodation (PBSA), conventional residential uses, expanded NHS renal dialysis facilities, amenity space and commercial/community uses.

1.2 The Proposed Development represents a rare opportunity to deliver the comprehensive regeneration of a prominent but long-underutilised brownfield site in a highly sustainable and quickly evolving part of Ardwick. The Proposals will create a vibrant and genuinely mixed-use development which directly supports the success of the nearby health and education institutions within the Oxford Road Corridor and reintegrates the site into the surrounding community.

1.3 The Proposed Development is subject of a full planning application. The description of development is as follows:

Full planning application for the partial demolition of existing structures on site, the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 250 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

The Applicant

1.4 Plymouth Grove Residential is owned by Richard Everton, a property developer with over 35 years' experience delivering residential, healthcare, mixed-use and urban regeneration projects across the UK. Throughout his career, he has worked in partnership with local authorities, NHS Trusts, universities and other public sector organisations to transform underutilised sites into sustainable developments that generate long-term economic, social and community value. Many of his projects have successfully attracted public sector funding and grant support to unlock complex regeneration opportunities.

1.5 Richard has led the delivery of a number of landmark schemes, including the regeneration of Adelphi Riverside in Salford, the pioneering Lever Chambers Centre for Health in Bolton, and strategic healthcare redevelopment projects for the NHS. He has also established a strong track record in the purpose-built student accommodation sector, developing Nick Everton House in Manchester and founding Legacy Student

Living LLP, which delivered highly sustainable student accommodation schemes in Glasgow, York and Liverpool.

1.6 More recently, Richard has been leading the redevelopment of the Octagon Project in Manchester, working with NHS partners and local stakeholders to support the continued growth of the Oxford Road Corridor. His experience spans the full development lifecycle, from strategic planning and partnership formation through to delivery, creating places that respond to the needs of communities, institutions and investors alike.

1.7 The Octagon Project was established with the ambition of bringing the underused Octagon House site back into productive uses through a comprehensive programme of regeneration.

Community, Member and City Council Engagement

1.8 The submission of this planning application has been supported by a comprehensive consultation process providing the opportunity for participants to feedback prior to submission. At the outset this has been approached with the objective of meaningfully informing the development and revealing where and how the development can be a force for good within the established community of Ardwick.

1.9 A series of pre-application engagements have taken place with Manchester City Council (MCC), the local community and other key stakeholders. The detail of these is set out in the Design and Access Statement and Statement of Community Involvement.

- Initial pre-application meeting with MCC in December 2025, introducing the principle of retaining and repurposing Octagon House alongside new residential accommodation.

- A second pre-application meeting with MCC in March 2026, presenting the development proposals and receiving feedback on the overall development strategy, proposed height, massing and site layout.

- A third pre-application meeting with MCC in May 2026, focusing on the further design development including the architectural expression of the scheme, including façade materiality and the refurbishment strategy for Octagon House.

- From an early stage in the design development, key stakeholders have been sought out and engaged in dialogue regarding the development. This includes ward councillors, local community leaders, and invested members of the public.

- A further pre-application meeting with MCC in May 2026 to present evolved proposals refined in response to previous feedback.

- A programme of public consultation launched in June 2026 including a leaflet distribution to local residents and businesses and engagement with local ward councillors.

- A public consultation event was held on 18th June 2026 encouraging members of the community other stakeholders to review and comment on the emerging proposals.

1.10 Following the consultation strategy, feedback was received from various stakeholders, which enabled the identification of key themes, ideas and comments. This then provided a clear basis on which to develop the emerging proposals further.

1.11 A particularly important outcome of the engagement process was the identification of a desire amongst stakeholders for new development to deliver tangible benefits for existing communities as well as future occupiers. In response, the Applicant has developed a Community Benefit and Social Value Framework which seeks to ensure that the opportunities created by the development are translated into positive local outcomes through partnership working and ongoing engagement.

1.12 Further detail is provided in the Design and Access Statement prepared by Hodder Architects and the Statement of Community Involvement prepared by Keeble Brown.

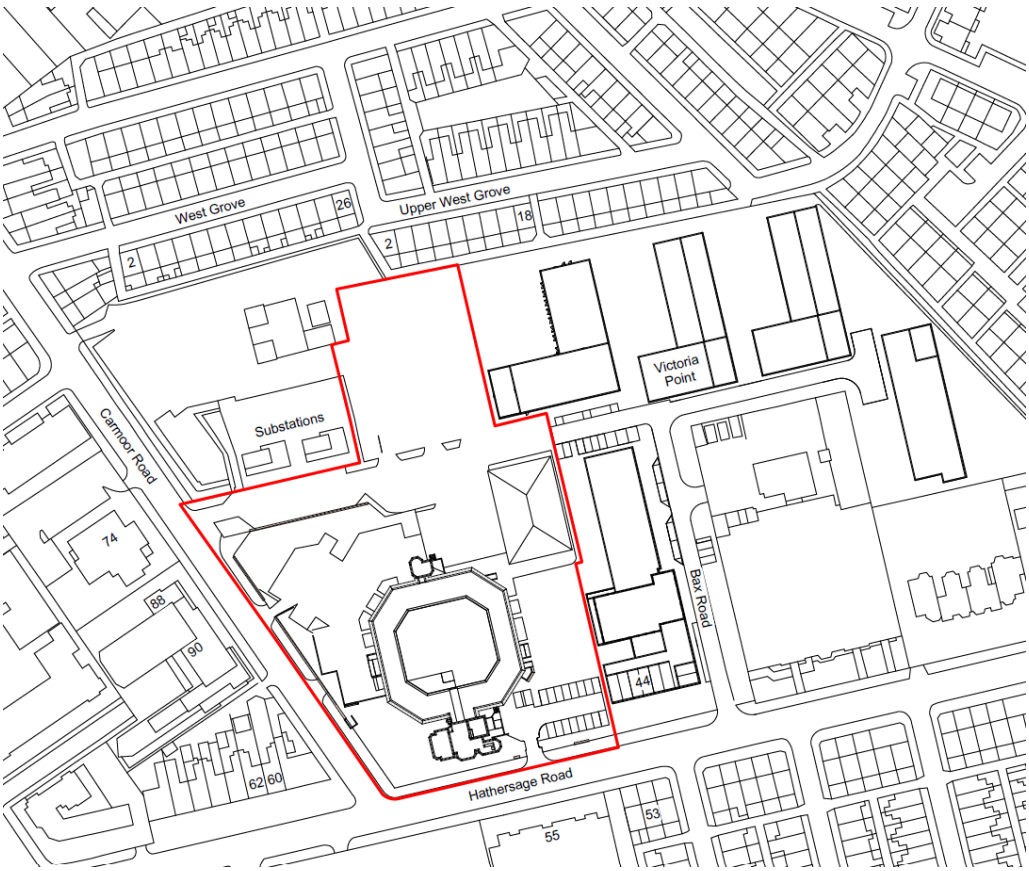
2. Site and Surroundings

The Application Site

2.1 The Application Site comprises 1.34 hectares (ha) of previously developed land located within the Core Strategy defined Central Manchester Regeneration Area. It is occupied by Octagon House and surrounding associated car parking. Octagon House is a prominent five-storey building. It was previously the HQ of Norweb and operational base of United Utilities until 2013 and has historically been an important employment hub in the area. Octagon House is now home to the Central Manchester NHS Renal Dialysis Unit. However, other than this vital community facility, the building and the site it occupies is significantly underutilized and in a deteriorated condition.

2.2 The Application Site is located approximately 1.7km southeast of Manchester City Centre, within the western part of the Ardwick Ward at the junction of Hathersage Road and Carmoor Road. It is bounded by the Victoria Point development to the east, the Longsight Primary Sub-Station to the north beyond which are terraced dwellings at West Grove / Upper West Grove, Carmoor Road to the west and Hathersage Road to the south beyond which is a mix of housing, local businesses, Brook Hall PBSA and the West Indian Community Centre. To the south of the Site is Hathersage Road, beyond which is the student accommodation of Tatton House and Coniston Hall. The location of the site is shown in Figure 2.1 below.

Figure 2.1: Site Location Plan



Surrounding Context

2.3 Approximately 100 metres to the east of the Application Site is the Grade II* Listed Building Victoria Baths – a former Victorian municipal swimming pool, built in 1906, and now serving as a popular and well-known event space. Further south beyond the immediate terraced housing lies Victoria Park, a less dense suburban enclave with an arts and crafts character.

2.4 The Application Site lies within a historically residential area. The immediate surrounding area is characterised to the south and north by 2-3 storey late-Victorian red brick residential terraced streets and to the east by 2-storey residential terraced housing built in the late 1980s or 1990s. The site is located to the east of Manchester Royal Infirmary and a 15-minute walk from Whitworth Park.

2.5 The wider area beyond is characterised by larger scale buildings associated with core activities centred on Oxford Road. These include healthcare, university, cultural and residential buildings. The Application Site occupies a transition location between these uses (and the associated urban form) and the fine grained traditional residential character of Victoria Park.

2.6 The site sits within a distinctive institutional and educational environment characterised by a concentration of healthcare, higher education and research activity. As a consequence, accommodation needs generated within the area differ from those typically associated with conventional residential neighbourhoods.

Accessibility

2.7 The Application Site is within a highly sustainable location within close proximity to many of Manchester's key areas of interest including the City Centre.

2.8 It is within walking distance of both University of Manchester (UoM) and Manchester Metropolitan University (MMU) campuses to the north-west which are 700 metres and 1.6 km away respectively. It provides future occupiers of the PBSA and key worker accommodation with a good level of accessibility on foot or by bicycle to their places of study and work.

2.9 The Application Site is also located within walking distance of high-frequency public transport connections. It is well connected to the city centre via frequent and regular bus services with travel times below 10 minutes. These routes are served along A34 Upper Brook Street and A5184 Plymouth Grove, providing services to Manchester City Centre, Piccadilly Gardens, Stockport and East Didsbury.

2.10 The Application Site benefits from access to two bus stops within close proximity at Upper Brook Street (approx. 300m), with a further two stops on Plymouth Grove (approx. 600m). Both of which provide high-frequency connections to the City Centre, university campuses and surrounding residential neighbourhoods. Oxford Road, along which a number of frequent bus services operate, is located c650 m to the west of the Site via Hathersage Road.

2.11 There is also a dedicated cycle route along Oxford Road in and out of the City Centre, connecting to the southern suburbs of Fallowfield, Withington and Didsbury.

Planning History

2.12 The planning history surrounding the Application Site is reflective of its location within a significant area of regeneration and redevelopment within Manchester.

2.13 Within the Site itself, planning permission was granted on 9 January 2025 for the development of an energy centre (sui generis) on hardstanding to the immediate north-west of the Octagon building[1]. There is no other relevant planning history on the Application Site itself.

2.14 To the immediate east of the Application Site, permission was granted on 7 October 2025 for redevelopment of existing student accommodation (6 buildings in total) to include the phased demolition and extension of the existing buildings to a maximum of 12 storeys to form PBSA, ground floor community/commercial use and associated works[2] (referred to as the Victoria Point scheme).

2.15 To the west of the Application Site, on the western side of Carmoor Road, permission was granted on the 18 November 2025 for the erection of a part three storey, part six storey PBSA (sui generis) scheme[3].

Oxford Road Corridor

2.16 The Application Site sits within close proximity of the Oxford Road Corridor (ORC) which is identified as Manchester's Innovation District in the Oxford Road Corridor Strategic Spatial Framework (SSF) (March 2018).

2.17 ORC is home to an exceptional group of knowledge intensive organisations and businesses; 71,090 students and a workforce of 71,700 within one of Europe's fastest growing cities[3].

2.18 The Corridor has a strong presence in health, advanced materials and higher education as it houses Manchester Metropolitan University, University of Manchester and Manchester University NHS Foundation Trust, combined with investment in new research, incubation, science park facilities, important civic buildings, public space and cultural facilities. It also has a large business base with a rich pool of highly skilled talent, and proximity to the City Centre's lively social scene and cultural facilities.

2.19 The SSF sets out the Corridor's objectives and those of relevance to the proposal are[3]:

- Integrating partners' institutional investment plans with the priority to make Oxford Road Corridor an exceptional place to study, visit, live and work, taking account of promoting east-west links, access to the stations, and the points where estates join.

1 LPA Ref: 141343/FO/2024
2 LPA Ref: 139987/FO/2024
3 LPA Ref: 135576/FO/2022

- To enhance the public realm through well-planned and designed streetscape.
- To connect and animate the space, forming intersections where people can meet formally and informally.
- To provide a broader housing offer which takes account of the housing needs of the workforce of Oxford Road Corridor, and the attractiveness of Manchester as a place to live and work, in keeping with the Manchester Residential Growth Strategy.
- To reduce the carbon footprint of Oxford Road Corridor through the more sustainable management of energy and waste.
- To integrate green and smart ideas into new development and investment proposals.
- To use new capital investment to link young people and local residents to employment opportunities in the construction industry and its supply chain.

2.20 The Application Site falls on the edge of the ORC in an area on which the Corridor and its economic and education function has a significant influence, and which provides much of the 'infrastructure' – such as specialist residential accommodation – which supports the Corridor and its core activities. As noted above, the Application Site occupies a transition zone between the Corridor and the more traditional suburban residential areas which surround it. There are significant development pressures on this transition zone which need to be carefully managed to ensure that development needed to support the Corridor is provided but in a manner which is sensitive to local residential communities.

3. Relevant Policy and Evidence Base

3.1 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. **Appendix 2** of this Planning Statement sets out the policies and guidance in further detail.

3.2 Section 70(2) of the Town and Country Planning Act 1990 ('TCPA') and Section 38(6) of the Planning and Compulsory Purchase Act ('PCPA') requires that planning decisions be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

3.3 The adopted Development Plan comprises:

- The Manchester Core Strategy ('CS') (2012) and Addendum (2024)
- Places for Everyone Joint Development Plan ('PfE') (2024)
- Saved policies of the Manchester Unitary Development Plan ('UDP') (1995)
- Greater Manchester Waste Development Plan (April 2012)
- Greater Manchester Minerals Plan (April 2013).

3.4 Other material considerations include:

- The National Planning Policy Framework ('the Framework') (August 2026)
- Resolution of Manchester City Council Executive relating to Purpose Built Student Accommodation (December 2020 and May 2023)
- The Corridor Manchester Strategic Spatial Framework (March 2018)
- Greater Manchester Housing Strategy 2019 – 2024 (2019)
- A Greater Manchester Vision for Housing (2019)
- Greater Manchester Strategy (2017)
- Guide to Development in Manchester Supplementary Planning Document (2007)
- Green and Blue Infrastructure Strategy (2015 – 2025)
- Our Manchester Strategy – Forward to 2025
- Manchester Climate Change Framework (2020 – 2025)

3.5 MCC is progressing with the preparation of a new Local Plan ('the emerging plan') to provide an up-to-date strategy for guiding development across the City over the next 15 years (to 2040). Consultation on the Regulation 19 draft of the Local Plan is

anticipated to commence in August 2026. Given the stage of its preparation, it is considered only limited weight can be afforded to the policies of the emerging Local Plan as a material consideration in the determination of the application.

Development Plan Policy Context

Strategic Policy

3.6 The principal Development Plan Document against which the application will be determined is the Manchester Core Strategy ('CS'). The CS defines the Inner Area of Manchester within which the Application Site is located. The site lies within Central Manchester of the Inner Area, but outside of the City Centre area.

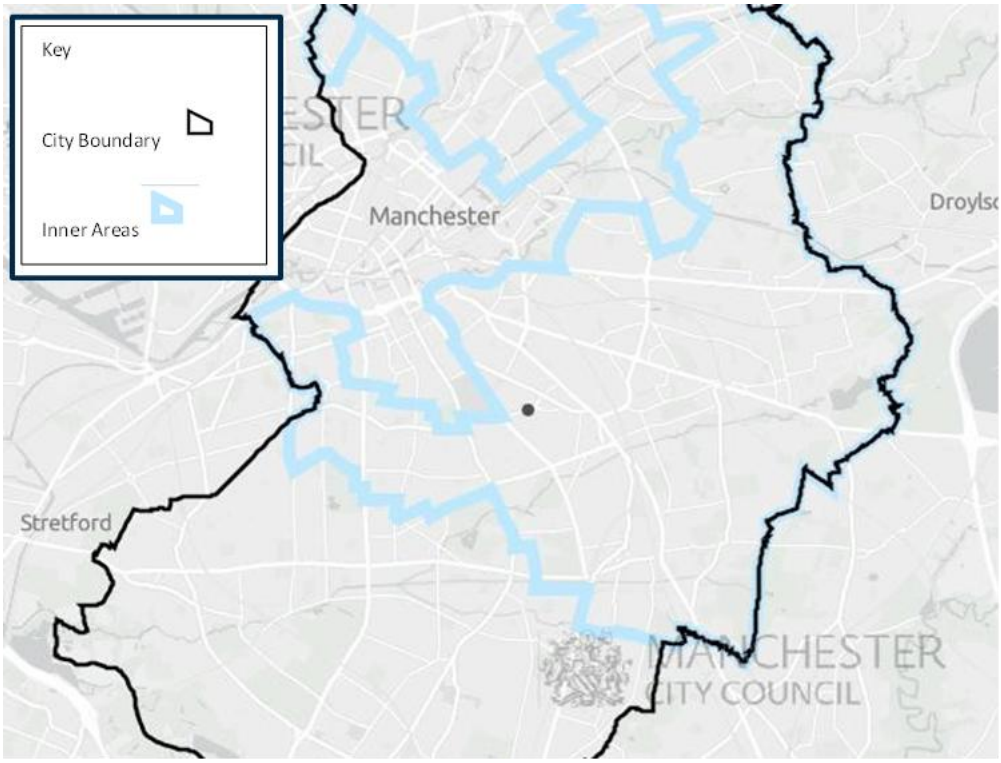


Figure 3.1: Manchester Inner Area (Application Site identified by the black dot)

3.7 Spatial Principle 1 of the CS states that:

The emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

3.8 Spatial Objective SO3 sets the objective of providing for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.

The emphasis will be on providing a good range of high quality housing, (in terms of size, type, tenure, accessibility and price) including affordable housing across the City;

to create sustainable lifetime neighbourhoods with high quality environments, good local facilities and with easy access to employment opportunities.

3.9 Policy H1 sets out that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. The Policy establishes the aspiration that 90% of residential development will be on previously developed land. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. Proposals for new residential development should contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population.

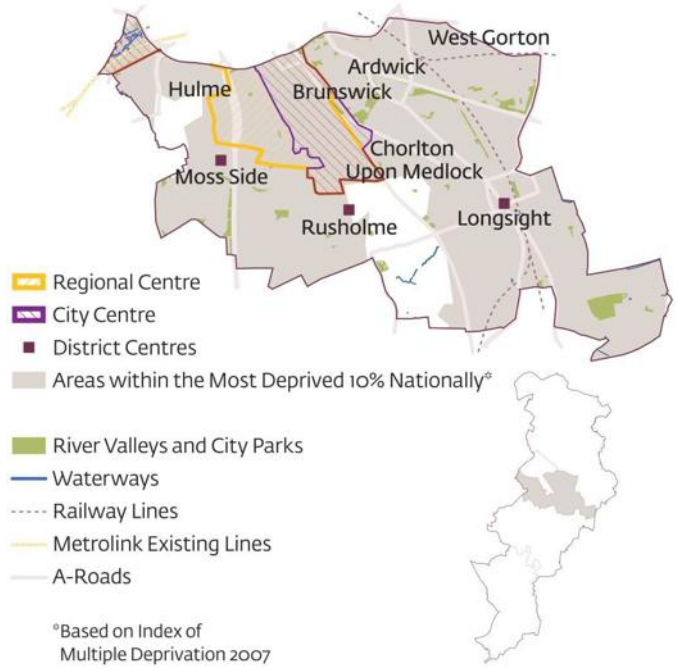


Figure 3.2: Central Manchester Regeneration Area (CS Figure 2.4)

Policy relating to PBSA

3.10 Planning policy relating to 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. For ease of reference the Policy wording is provided in full below:

"The provision of new purpose-built student accommodation will be supported where the development satisfies the criteria below. 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.

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

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 the energy proposals plans as required by Policy EN 5.

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.*

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.*

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.*

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

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.*

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.*

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

Evidence relating to PBSA

3.11 MCC has consistently recognised the importance of providing additional PBSA to meet the needs of a growing and increasingly diverse student population. A series of reports to MCC's Executive Committee over recent years have acknowledged this and sought

to ensure an up-to-date decision-making framework for such schemes in advance of the emerging Local Plan.

3.12 A report to the MCC'S Executive Committee in November 2019 summarised contextual changes in the PBSA market and presented a series of additional criteria against which applications for PBSA could be considered whilst still recognising the primacy of Core Strategy Policy H12 criteria. The proposed criteria were the subject of public consultation. The report identified a number of issues in the PBSA market, including a low level of dedicated stock relative to the size of the City's student population and that the stock that was available was generally of a lower quality and expensive. This is putting pressure on the conventional private rented sector in the City, contributing to rising rents and affecting the availability and balance of this accommodation. The report highlighted the challenges arising from the limited availability of development land within the City Corridor and the ORC.

3.13 Against the significant changes that have taken place in the student accommodation sector, MCC concluded that a more proactive and targeted strategy for PBSA delivery was required. The objective was not simply to increase overall provision but to direct new accommodation towards locations where it could best serve both students and the wider city. The ORC was identified as the preferred location for future student accommodation in close proximity to the University campuses, and in line with the Council's wider place making and growth objectives.

3.14 This policy direction was subsequently reaffirmed at a further report to the Executive Committee in December 2020 providing a summary of the consultation responses received in relation to the November 2019 report. In this December 2020 report, Offices noted the need to provide balanced neighbourhoods and ensure student accommodation in appropriate locations in the ORC. The report recommended that Members endorse the additional criteria for use as material considerations in the determination of PBSA schemes by the Planning and Highways Committee.

3.15 In May 2023, a further report was presented to the Economic Scrutiny Committee. The report identifies that there is a need for the provision of around 750 additional bed spaces (on top of existing provision) in the city per annum up to 2030 reflecting the under-provision in the City relative to the size of its student population. To respond to this anticipated pressure, the Committee agreed a pipeline of sites which are potentially capable of accommodating this shortfall.

3.16 The on-going and acute need for new PBSA accommodation in Manchester has therefore been clearly and consistently documented, as has the Council's aspirations for this to be directed to appropriate locations, most specifically those in close proximity to the University Campuses.

Environmental design and related policies

Design policy

3.17 The CS[4] 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.

3.18 All new development in Manchester is required to follow seven principles of urban design[5], 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.

3.19 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.

[4] Policy SP 1, Manchester Core Strategy

[5] Policy EN 1, Manchester Core Strategy

Tall Buildings policy

3.20 The CS defines 'tall buildings' as those which are substantially taller than their neighbourhoods and/or which significantly change the skyline[6]. 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.[7]

3.21 Proposals for tall buildings will be supported[8] 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.

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

Transport & Accessibility policy

3.23 The CS 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[9]. All new developments should be easily accessible to good public transport links to the City Centre and Regional Centre[10].

Development Management policy

3.24 The development plan contains 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[11].

[6] Policy EN 2, Manchester Core Strategy

[7] Policy EN 2, Manchester Core Strategy

[8] Policy EN 2, Manchester Core Strategy

[9] Policy T 1, Manchester Core Strategy

[10] Policy T 2, Manchester Core Strategy

[11] Policy DM 1, Manchester Core Strategy

- 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[12].

- Support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance[13].

- 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[14].

- 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[15].

- 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[16].

- 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[17].

- 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[18].

- 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[19].

Places for Everyone

3.25 Places for Everyone (''PfE'') sets out an informed and integrated spatial vision for nine of the Greater Manchester authorities (Manchester, Trafford, Salford, Wigan, Bolton, Bury, Rochdale, Oldham and Tameside). It was adopted in March 2024 and forms part of the Development Plan for the purposes of this application.

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[12] Policy DM 1, Manchester Core Strategy

[13] Policy DC 26.1, Manchester Unitary Development Plan

[14] Policies EN 4, EN 6, EN 8 and EN 9, Manchester Core Strategy

[15] Policy EN 14, Manchester Core Strategy and Section 18, National Planning Policy Framework

[16] Policy EN 15, Manchester Core Strategy and Section 19, National Planning Policy Framework

[17] Policy EN 16, Manchester Core Strategy

[18] Policy EN 18, Manchester Core Strategy

[19] Policy EN 19, Manchester Core Strategy

3.26 The purpose of PfE is to enable Greater Manchester to manage land supply across the city region to establish economic development and housing requirements for each district and key locations for delivery, a town centre hierarchy, strategic transports schemes and other strategic infrastructure. The plan outlines the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces.

3.27 PfE sets out strategic objectives and below are those of relevance:

- **Sustainable and Resilient Places**
  - Policy JP-S1 identifies that preference will be given to development using previously developed land to meet development needs.
- **Places for Jobs**
  - Policy JP-Strat 1: Areas located within Manchester City Centre have been identified as Core Growth Areas whereby their economic role will be protected and enhanced, with sustainable development supporting major growth and job provisions.
  - The City Centre is identified under Policy JP-Strat 2 as an area where priority for investment and infrastructure is focussed. Over the period 2020-2037, land to accommodate around 2,200,000 sqm of office floorspace, around 56,000 new dwellings and minimal industry and warehousing (just over 35,000 sqm) has been identified within the City Centre.
  - The large pool of graduates located within Manchester are set out to contribute to encourage long-term economic growth (Policy JP-J 1) within the city and are seen as an asset to the economy. As stated within the Plan, an aim for the City is to provide *''high-quality, sustainable living environments that will help to attract and retain skilled workers''*.
- **Places for People**
  - Policy JP-P1 outlines that to create a sustainable location, development must create socially inclusive spaces that responds to the needs of all parts of society and creates opportunities for communities to be formed. Sustainable places will be formed through the efficient use of land within functional and convenient locations.
  - Policy JP-P2 states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.
  - Policy JP-P5 specifies that significant educational enhancements will be created to benefit new residents through the delivery of growth within the university sector to enable the continuation of development of Greater Manchester as the UK's best destination for students.

- Policy JP-P6 requires new development to maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development.

The National Planning Policy Framework

3.28 The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. The Framework reiterates the primacy of the development plan (Paragraph 2) as the starting point in decision making, with great weight afforded to policies contained within the Framework.

3.29 The Framework sets out a presumption in favour of sustainable development. This means that planning applications that accord with an up-to-date development plan should be granted planning permission without delay unless material considerations indicate otherwise. Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, planning permission should be granted unless:

- Policies within the Framework that protect areas or assets of particular importance (such as those relating to habitat sites, Green Belt, designated heritage assets and areas at risk of flooding) provide a clear reason for refusing the development; or

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

3.30 Key policies are considered below.

- Paragraph 17: the planning system has three linked objectives:

  - an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

  - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

  - an environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

3.31 These objectives should be pursued in mutually supportive ways with the aim of achieving net gains across all three.

- Paragraph 18: Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- Chapter 6: it is important that a sufficient amount and variety of land can come forward where it is needed, including planning for an appropriate mix of accommodation for the local community and ensuring that land with permission is developed without unnecessary delay.

- Policy L2: planning decisions should promote an effective use of land, including the re-development of previously developed (brownfield) land where possible. 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.

- Policy TR3: 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. 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.

- Policy DP3: the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and help makes development acceptable to communities.

- Policy P3: proposals must sustain compliance with and contribute towards EU limit values and national objectives for air pollutants.

- Chapter 18: flood risk should be minimised by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate

- Policy P2: planning decisions should ensure that sites are suitable for its new use taking account of ground conditions, contamination, land instability, and any proposals for remediation.

- Policy N2: proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments and integrate proposals with local habitats.

- Policy HE6: When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Furthermore, where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

Strategic Spatial Framework

3.32 In order to provide a more detailed articulation of its development priorities for key locations in and around the City Centre, MCC has developed and endorsed a series of 'Strategic Regeneration Frameworks.' Whilst not forming development plan policy for the purposes of Section 38(6) of the Planning and Compulsory Act 2004, they provide an indication of the Council's preferences for particular locations and so can be given some weight in the determination of planning applications.

Oxford Road Corridor Manchester

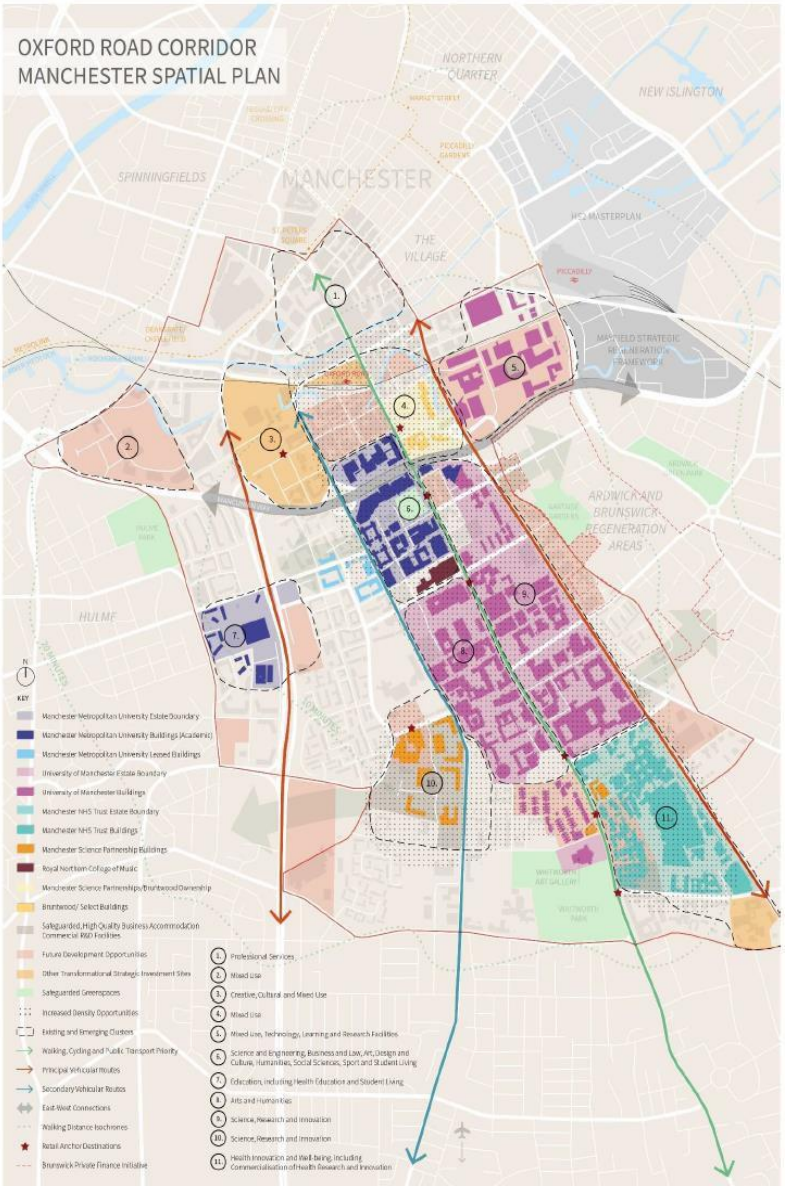
3.33 The Application Site sits on the south-eastern edge of the designated 'Corridor Manchester' area; a strategically important economic contributor and a key growth area within the City. The extent of the Corridor is shown at Figure 3.3. The Oxford Road Corridor (ORC) is defined in the Corridor Manchester Strategic Vision to 2025 (2015), Oxford Road Strategic Spatial Framework (SSF) (March 2018), and the ORC Strategic Regeneration Framework Guidance (September 2019).

3.34 The SSF sets out a long-term spatial plan for the Corridor based on recognition that there is an inadequate pipeline of space for businesses and institutions within the Corridor to properly grow and realise their potential. This is evidently a constraint to the realisation of the Corridor Manchester vision. The SSFW sets out the vision for the Corridor to become:

"Manchester's cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe's leading cities"

3.35 Providing the conditions for business and innovation to thrive is at the heart of the vision for the Corridor in seeking to capitalise on its favourable baseline position underpinned by the presence of the city's two main universities.

Figure 3.3: Oxford Road Corridor Manchester (Source: Oxford Road Corridor Strategic Spatial Framework (2018))



3.36 The SSF seeks to strengthen the Corridor as a place to live, visit and work for students and knowledge workers from across the world. The strategy recognises that for the area to continue to be successful there needs to be a focus on the development of a cohesive, inclusive area. The development programme plans to deliver over 4 million sq. ft of high quality commercial, leisure, retail, and residential space.

3.37 Corridor Manchester already contains one of the largest higher-education campuses in the UK with nearly 70,000 students studying at the UoM, MMU and the Northern College of Music. These educational institutions are world renowned, and Manchester is recognised as a destination of choice for students across the globe.

3.38 Both the UoM and MMU have put in place aspirational growth plans. This includes the UoM's proposed £1 billion capital investment programme which seeks to deliver the

'world class estate' needed to support its 2020 vision to be one of the leading universities in the world.

3.39 MMU has published a ten-year Estates Strategy which outlines a series of strategic investment proposal to the value of c£300m to support its University Strategy. The Strategy notes that over the next five years, the number of students studying at MMU will grow by 10%.

3.40 This concentration of students is very evidently a key part of the success of the Corridor. It underpins and supports the research activities of the educational institutions, whilst the large population living, working and spending time in the Corridor give the area its vibrancy and contribute significantly to its large economic output.

3.41 However, Manchester is operating in a highly competitive higher education market. The City must continue to look to enhance the student experience if it is to maintain its position on the world stage and realise its growth aspirations for the Corridor. This is a key objective of the investment plans outlined by the universities. As at present, the future success of Manchester as a student destination will, in part, underpin the realisation of the Council's aspirations for Corridor Manchester.

3.42 This will require continued investment in the infrastructure which supports the student population and the knowledge economy. This will include investment in educational facilities but also extends to transport infrastructure, retail and leisure facilities and, critically, high quality and accessible residential accommodation and space for businesses with a natural attraction to the area to operate.

3.43 This is recognised by the SSF. It states that:

'The investment of the universities and their recognition as world class institutions will undoubtedly result in an increasingly greater student intake from outside of the region and internationally. This will drive demand for new student residential accommodation within the Corridor, in locations that are within a reasonable walking distance to the heart of the universities, over the lifetime of the strategy. This will include an upgrade of existing stock that is reaching the end of its life as well as additional provision. New student accommodation must incorporate a range of price points and be of a quality in terms of product, management and pastoral care that will safeguard the student experience, particularly for first year and overseas students'[20]

3.44 The SSFW provides strategic policy support for new student accommodation in the Corridor, though places a number of important parameters to this, including:

- Where compliance with Policy H12 of the Manchester CS is achieved and development is in line with evidenced demand;
- Where it supports Corridor Manchester's overall range of uses and vitality as well as facilitating investment in infrastructure to support wider regeneration objectives.

3.45 As well as the Universities, the SSF recognises the Manchester University NHS Foundation Trust (MFT) campus as one of the ORC's anchor institutions and key strategic economic assets. The clustering of NHS services near to the universities, research institutes and life-science businesses creates a unique competitive advantage and drives healthcare improvements, research excellence and economic growth.

3.46 The SSF outlines the significant planned investments in the medical institutions that are central to the ORC's economic importance and success. This includes the Site Transformation Project, including Saint Mary's Hospital, Manchester Royal Eye Hospital, Manchester Royal Infirmary and Royal Manchester Children's Hospital as well as the expansion of the Citylabs Estate.

3.47 The presence of and substantial investment in the Manchester University NHS Foundation Trust is recognised as a key part of what makes the ORC a 'special place' able to attract a rich pool of highly skilled talent. Ensuring quality accommodation for the workers at these institutions is evidently a crucial part of ensuring this talent is attracted and the clustering benefits of the ORC vision can be realised. The Corridor Manchester Strategic Vision (2015) establishes an objective to *'provide a broader housing offer which takes account of the housing needs of the workforce and Corridor Manchester and the attractiveness of Manchester as a place to live and work'*. It sets out how the next ten years will see new housing provision within Corridor Manchester linked to supporting the needs of a growing, younger and higher-skilled workforce.

3.48 Overall, the SSF provides strategic policy support for new housing in the area of a type to cater to the specific needs of the students and workers in the ORC. It recognises the provision of appropriate, high-quality accommodation as fundamental to realising the vision for Corridor Manchester.

4. Proposed Development

4.1 This section sets out summary details of the Proposed Development at Octagon House.

The Development Vision

4.2 The Proposed Development represents a rare opportunity to deliver the comprehensive regeneration of a prominent but long-underutilised brownfield site in a highly sustainable and quickly evolving part of Ardwick. The Proposals will create a vibrant and genuinely mixed-use development which directly supports the success of the nearby health and education institutions within the Oxford Road Corridor and reintegrates the site into the surrounding community.

4.3 Central to the Proposals is the aim of realising the positive physical regeneration of an increasingly degraded site. The scheme focusses on the retention and renewal of Octagon House and the redevelopment of the wider site in a manner that contributes to the architectural and place making qualities of its wider surroundings delivering a significant environmental enhancement to the local area.

4.4 The development seeks to:

- Transform a long-underutilised brownfield site into a vibrant and genuinely mixed-use neighbourhood that serves both new and existing communities, bringing together healthcare, residential, community and commercial uses to create a place that is active, welcoming and responsive to the changing needs of this part of Manchester.

- Deliver regeneration through renewal rather than replacement, retaining and repurposing Octagon House around the existing NHS Renal Dialysis Unit as key tenant, whilst introducing much needed residential accommodation and creating a renewed sense of purpose for the building.

- Support the continued investment in Health Care assets along the Oxford Road Corridor, enabling the NHS Renal Dialysis Unit to significantly expand and modernise its current facilities, whilst maintaining its close relationship with Manchester Royal Infirmary and reducing pressure on the constrained acute hospital campus.

- Provide critical housing infrastructure required to support the continued success of the Oxford Road Corridor delivering accommodation tailored to meet the needs of students, researchers, healthcare workers and other key workers. The location of appropriate accommodation for these groups aligns with Manchester City Council's strategic and place making policy direction as set out in the Oxford Road Corridor Strategic Spatial Framework (2018).

- Provide an additional commercial/community/retail facility for the neighbourhood, in a location that will ensure an active and engaging frontage to Hathersage Road and encourage community interaction.

- Create an attractive, greener and more welcoming public realm, with active frontages, landscaped spaces, improved pedestrian connections and amenity spaces that encourage people to spend time in the area and foster a strong sense of place.

- In contrast to the current situation, create a place that is an integrated part of the surrounding community of Ardwick. This includes re-instating Curzon Street as a green boulevard prioritising pedestrian connectivity around and through the development.

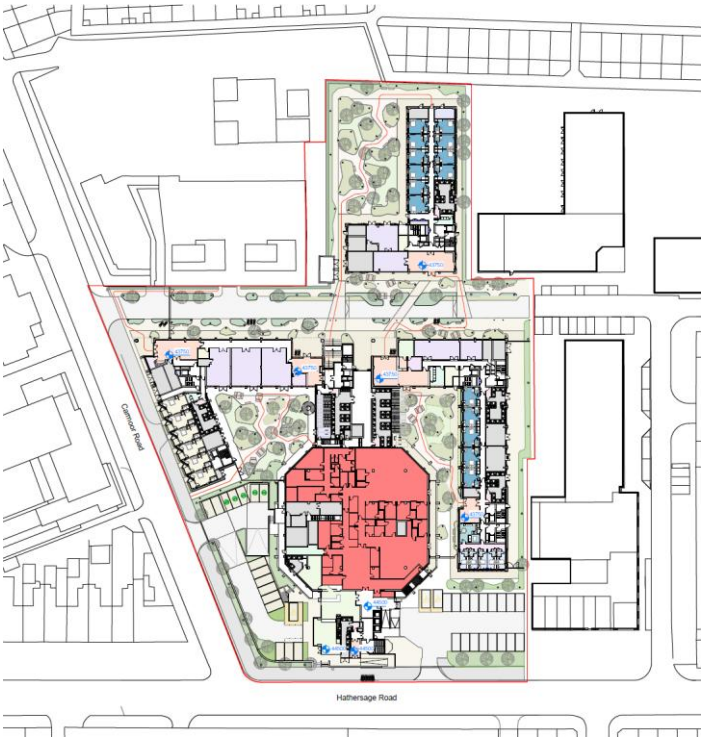
The Proposals in Detail

4.5 A detailed description of the Proposed Development including analysis of the Application Site and its surroundings is encapsulated within the accompanying Design and Access Statement (DAS).

4.6 The proposed description of the development is as follows:

Full planning application for the partial demolition of existing structures on site, the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 250 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

Figure 4.1: Proposed Site Plan



Octagon House

4.7 A central principle of the scheme is a commitment to renewal rather than erase. The proposals are to retain and upgrade the existing Octagon House through a series of targeted architectural and environmental interventions:

- Removal of existing roof plant
- Removal of existing cladding system
- Formation of central courtyard/atrium
- Thermal upgrade & recladding
- Addition of new roof level accommodation

4.8 The rejuvenation of Octagon House is the centre-piece of the development. Its re-purposing represents a fundamentally sustainable way approach to achieving a more effective utilisation of the site and contributing to the area's regeneration.

4.9 Through embracing the re-use of the existing structure, the proposals significantly reduce the embodied carbon associated with redeveloping the Site.

4.10 It is proposed that the ground floor of Octagon House retains the existing NHS Renal Dialysis Unit and the first floor accommodates an expansion of the Dialysis Unit together with associated facilities. A new undercroft parking area to Octagon House provides additional parking spaces to support the operation of the Dialysis Unit. A new servicing podium to the rear of the building accommodates deliveries and collections associated with the operation of the dialysis unit at ground floor level and forms a raised shared garden at first floor level providing external amenity space for both key worker residents and dialysis patients. A new commercial/community unit is also proposed at the ground floor of Octagon House, fronting on to Hathersage Road.

4.11 The remaining floors of Octagon House introduce new key worker accommodation designed to support healthcare professionals, university staff and other essential workers within the area, with additional 'roof top' units, 16 of which will be provided as convention residential homes (Use Class C3).

4.12 Apartments are located around the perimeter of the building to maximise daylight and views, with a central courtyard providing shared amenities such as a gym, study areas, and additional roof garden space. The residential offer in Octagon House comprises 38 no. (44%) studio bedrooms, 32 no. (37%) 2 bed apartments, and a collection of premium duplex apartments on the uppermost levels comprising 16 no. premium two bed apartments.

Block A, B and C

4.13 Blocks A, B and C are positioned to respond to Victoria Point, Octagon House and the wider site context while framing new public spaces. The blocks range from 4-11 storeys, with block massing designed to match the height of the approved Victoria Point scheme, with blocks stepped down to respond to surrounding buildings in the northern and western parts of the site and to the new green boulevard to be created

along Curzon Street. This variation in massing reduces the perception of height from street-level and helps to integrate the development in its context. The arrangement of the buildings creates landscaped courtyards, gardens and pedestrian routes that reconnect the site with the surrounding neighbourhood.

4.14 Block B is proposed to provide dedicated key worker accommodation designed to support healthcare professionals, university staff and other essential workers within the area. It is proposed to provide a range of studio and townhouse units, arranged around shared amenity spaces and landscaped courtyards. There are 6 no. (4%) townhouse studios proposed on the ground floor of Block B, providing active frontage to Carmoor Road. The remaining offer in Block B comprises 127 no. studio bedroom units (90%), 4 no. premium studio units (3%) and 4 no. accessible studio bedroom units (3%).

4.15 Blocks A and C provide PBSA accommodation to suit a range of different student preferences and requirements. Single occupancy bedrooms form part of the 5 or 8-bed clusters making up 55% of the total developments PBSA offer. 205no. standard studio bedrooms comprise 43% of the total offer. 9no. accessible studio bedrooms comprise 2% of the total offer.

Purpose Built Student Accommodation Offer

4.16 Student accommodation is provided in Blocks A and C. In summary it is made up of a broad mix of units as follows:

Table 4.1: PBSA Accommodation Offer

New Build		
Studio	Cluster	Total
205	250	455

4.17 The Proposed Development includes a broad range of accommodation suited to the Manchester market and meets the current demand for bed spaces as evidenced within the accompanying Manchester Student Need Assessment prepared by Cushman and Wakefield and modern student expectations and which seeks to respond to the predominant need in qualitative terms.

4.18 The proposal provides a generous offering of 753m2 of amenity floorspace spread across the ground and tenth floors, designed to encourage engagement and promote well-being. Each student will have access to the range of amenity space which includes residents lounges, library area, co-working study spaces, private dining space, gym as well as rooftop sky lounge.

4.19 The variety of the accommodation on offer ensures that the scheme can provide home for a diverse population with different accommodation needs and demands. Being located in a highly sustainable location, the scheme also provides residents with access to an abundance of facilities within close proximity. The specification of the Proposed

Development, in addition to the location, ensures that the proposal offers students a high-end, desirable living environment.

PBSA pricing

4.20 The PBSA is targeted at the general student market and will be offered at a commensurate rental level. This will ensure the scheme provides a viable alternative to HMOs and mainstream build-to-rent apartment developments in the City Centre, which students wanting to live close to the City Centre are increasingly reliant upon thereby preventing non-student occupiers, such as families, from having access to those dwelling types.

Operation and management of the PBSA

4.21 The accommodation will be managed by an experienced specialist student accommodation management company that operates across the UK and has extensive experience in managing student accommodation and delivering a range of support services. The management approach is focused on providing a safe, caring, sympathetic and professionally managed, community-minded environment for students, while maintaining positive relationships with neighbouring residents and local stakeholders.

4.22 The property will be managed by a dedicated on-site team. Outside normal office hours, trained Resident Wardens and a 24-hour helpdesk will provide support to residents. Students receive an induction upon arrival covering house rules, fire safety, health and safety, community expectations and respect for neighbours. The management team will actively engage with local residents, community organisations, student representatives and relevant stakeholders.

4.23 Student arrivals will be managed through a pre-booked appointment system to minimise disruption to neighbouring properties and local highways with arrival slots staggered to manage traffic and ensure efficient check-in procedures.

4.24 Further information on student management is available in the accompanying Student Management Plan.

Key Worker Accommodation

4.25 Key worker accommodation is located in the upper floors of Octagon House and Block B. In summary it is made up of a mix of units:

Table 4.2: Key Worker Accommodation Offer

New Build		Octagon House				
Studio	1B/1P Studio	1B/1P	1B/2P	2B/3P	2B/4P	Overall Total
137	4	30	8	24	8	
141		70				211

4.26 The accommodation prioritises self-contained living, offering a range of studio and townhouse units arranged around shared amenity spaces and landscaped courtyards.

4.27 The Application Site is uniquely well-placed to provide dedicated key worker accommodation for healthcare professionals, university staff and other essential workers within the area. The delivery of key worker accommodation provides a range of social, economic and environmental benefits. It will support the institutions in the ORC to attract and retain the highly skilled and specialist talent that fundamentally underpins what makes the ORC special. The availability of appropriate and affordable accommodation for staff is part of the critical infrastructure required to realise the full potential of the ORC and ensure its continued success as one of Manchester's most important economic drivers.

4.28 Locating key worker accommodation within walking distance to these major employment hubs, and strong public transport networks will encourage sustainable travel patterns, supporting Manchester's wider carbon reduction objectives and promote healthier, more active lifestyles. Furthermore, a resident population comprising key workers contributes to the vitality, resilience and economic sustainability of the Corridor, supporting local businesses, services and community facilities throughout the year.

Healthcare Use

4.29 A key benefit of the scheme is in enabling the expansion of the existing NHS Renal Dialysis Unit in Octagon House to include the first floor of the building as well. This will see the facility double in size from 1,329 m2 to 2,567.6 m2. This will enable up to 80,000 treatments annually and represents significant investment in this vital community healthcare facility.

4.30 In total the proposed development accommodates 2,567.6 m2 of NHS healthcare provision.

Commercial Unit

4.31 It is proposed to accommodate a new commercial or community unit (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) on the ground floor of Octagon House. As well as providing a new facility for the new and existing community, this will create a positive active frontage to Hathersage Road, helping to integrate the development into the surrounding area.

4.32 The proposed commercial/retail unit is 377.8 m2. The Applicant is committed to using reasonable endeavours to secure an occupier capable of delivering meaningful community benefit. Consultation undertaken during the evolution of the proposals highlighted local support for healthcare-related uses, including GP, dental and other healthcare services, as well as community-focused uses capable of creating a destination and serving local residents. Whilst the ultimate occupation of the unit will depend upon third-party demand and cannot be guaranteed, the Applicant will actively explore opportunities to secure a healthcare, community or other occupier capable of delivering the greatest practical benefit to the surrounding area.

Landscaping and Public Realm

4.33 The Proposed Development will transform the public realm, upgrading the currently underused, deteriorated site into an attractive, people-centred environment that connects and contributes the surrounding neighbourhood. The accompanying Design and Access Statement and landscape drawings detail the rationale underpinning the

design and materiality of the proposed landscaping strategy and describe how the landscape strategy has led the wider design.

4.34 The following character areas have been established within the Site and have guided the proposed landscape design:

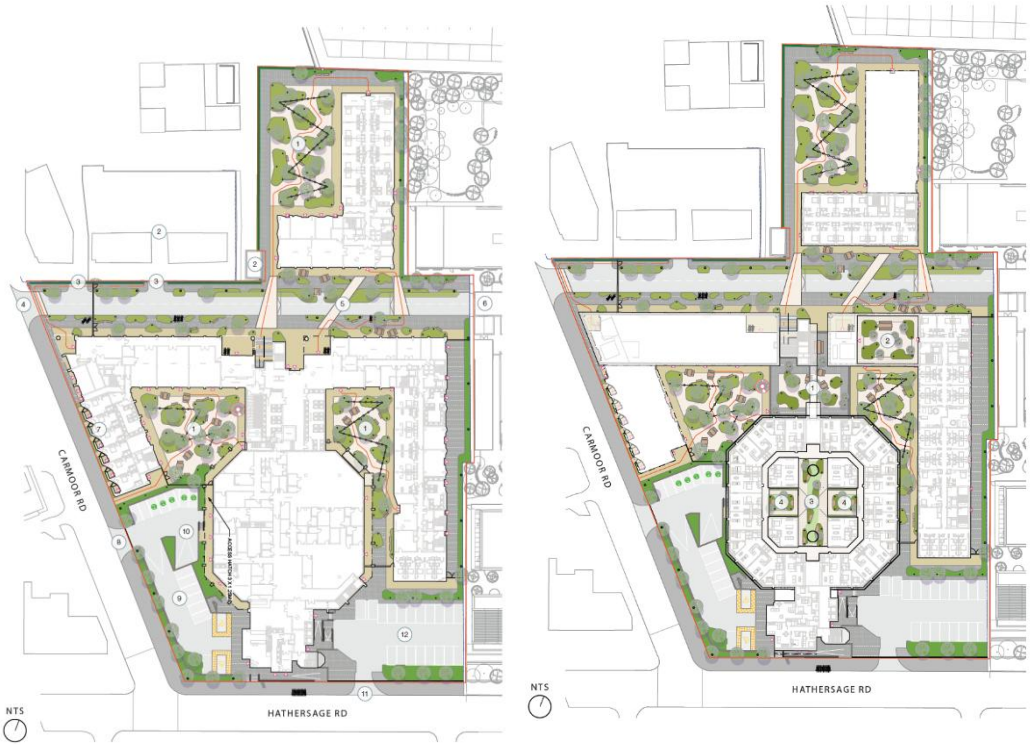
- Street Interface – the street interface improves the relationship with Hathersage Road and Carmoor Road, providing improved boundaries and enhanced car parking, and reactivating the site frontage. This would include traditional planting beds to include evergreen species and low level planting.

- Curzon Street – this becomes a green corridor with connected rain gardens providing a well-defined structure for pedestrians and motorists, terminating with a turning point at the eastern end.

- Collegiate Courtyards and Raised Podium Gardens – these areas provide dedicated outdoor amenity space at ground floor level for residents, including rain gardens and compact trees.

- Octagon Atrium – this area would be created at the centre of Octagon House and would be accessible for key workers.

Figure 4.2: Proposed Ground Floor (left) and Upper Levels (right) Landscaping Plans



Access and Movement

4.35 The two existing access points to the Application Site will be retained. The access on Hathersage Road leading to the Central Manchester Dialysis Unit will remain unaltered,

while the access on Carmoor Road will significantly change, as the current gates and security booth will be removed.

4.36 A third, new access will be created on Carmoor Road, approximately 50m to the north of the junction with Hathersage Road. There is a secondary vehicular access off Carmoor Road, circa 25m to the existing one which is currently not in use and will be closed off.

4.37 The site internal road off Carmoor Road will have a central carriageway for vehicles, with footways on both sides, separated from the carriageway by landscaping. Four crossings for pedestrians, with bollards on both ends, will be available on site.

4.38 The main pedestrian access points to Blocks A, B and C will be off the site internal road off Carmoor Road, running along the eastern side of Block C.

4.39 The existing 19 car parking spaces (2 for disabled users) at the front of Octagon House serving the Dialysis Unit will be retained, including an area for ambulances or other medical vehicles. The existing car park at the rear of Octagon House will be removed. This comprises 211 spaces (196 for general use and 15 spaces allocated as overspill from the Dialysis Unit). A new car parking area with 31 spaces (2 for disabled users) will be built to the west of Octagon House, in order to cater for the extended operation of the Dialysis Unit. Some bays will also be used to accommodate some staff, management and disabled residents' vehicles related with the student and key-worker residential facility. Apart from the above, there will be no provision of parking spaces for the residential elements of the proposed development.

4.40 In summary, there will therefore be a total of 50 formal parking spaces available on site. This is a reduction of 180 spaces when compared to the existing level of provision. The proposals provide for 10% of the total site parking to be electric vehicle parking bays, and 8% of the total will be disabled.

4.41 It is proposed to provide a total of 106 cycle parking spaces, with 84 of them being covered and access-controlled, for long stay, and the remaining 22 being uncovered, for short stay. Additionally, 22 uncovered spaces for short stays (11 Sheffield stands) will be provided at five different locations along Curzon Road (around the Blocks A, B and C entrances and also closer to the Carmoor Road access to this road). There are also 11 cycle hire spaces on Hathersage Road, close to the access points. The Dialysis Unit has its own internal cycle parking facility, which will be retained.

4.42 A Framework Travel Plan (prepared by SLR) is submitted with the application. The Plan outlines measures to encourage a modal shift and increased use of walking, cycling and public transport. These opportunities are enhanced by the Application Site's accessible location close to the Corridor and its proximity to existing public transport infrastructure.

Waste Management

4.43 Refuse collection holding points are proposed on Carmoor Road, Hathersage Road and Curzon Street. Access to Curzon Street will be controlled and coordinated by the building management team. Dedicated refuse storage areas are provided for the PBSA

and Key Worker accommodation, with bin provision designed in accordance with Manchester City Council guidance.

4.44 Waste generated by the NHS facilities will be managed separately, with refuse and clinical waste collected by NHS-appointed contractors. Access for these collections will be coordinated through the site management team via Curzon Street.

5. Community Benefits and Social Value Framework

A Development Embedded Within Its Community

5.1 Throughout the evolution of the proposals, the Applicant has sought to engage positively with Manchester City Council, local stakeholders, community representatives and residents. This is detailed further within the submitted Statement of Community Engagement. That engagement has helped shape not only the physical form of the development, but also the Applicant's understanding of the role that new development should play within this part of Ardwick.

5.2 Ardwick and the wider Oxford Road Corridor is a strategically important part of the city, underpinned by the universities and health care institutions, businesses operating in the supply chain and the concentration of residents who work and study in the area. It is a focus for investment within the city with complex and significant development needs in order that it continues to play its significant role in the City Region's success to best effect.

5.3 The area is also home to existing and longstanding communities who have and continue to witness significant change that comes with investment. That investment can be perceived to be happening around or imposed on communities rather being of and contributing to the community.

5.4 This is complex issue particular in locations where economically important parts of the city have a close interface with existing communities. However, it is only right that developments come forward in manner which respects that they are part of an existing community. The notion of developments having a local role and focus to contribute positively to the local community and having a purpose which is more strategically defined in contributing to the city's success are not mutually exclusive.

5.5 This theme has been reflected in feedback received from the community during pre-application consultant exercises.

5.6 The Applicant has carefully considered this feedback. The proposed development is itself intended to deliver a range of substantial benefits, including the expansion of healthcare provision, the regeneration of a deteriorating brownfield site, the delivery of key worker and student accommodation, improved public realm, enhanced connectivity and the introduction of new lettable commercial or community space. However, the Applicant recognises that successful placemaking extends beyond the delivery of buildings and infrastructure alone.

5.7 Accordingly, the Applicant is committed to ensuring that the development is not simply located within Ardwick, but becomes an active and positive participant in the life of the neighbourhood.

5.8 The objective is not to present the development as a solution to all of the opportunities and challenges facing the area, nor to overstate the influence that a single scheme can

realistically have, rather, the ambition is to establish a framework through which the development can act as a catalyst for positive local outcomes, foster meaningful partnerships and support initiatives that respond to community priorities over time.

5.9 To this end, the Applicant has developed a bespoke Community Benefit and Social Value Framework which will provide an outline charter to inform next steps in ensuring the development can, through collaborative and being responsive to community concerns, be a force for good beyond its physical existence.

5.10 The Applicant is committed to using the framework outlined below as a building block to optimise the development's long term positive effect on the community.

A Framework for Long-Term Community Partnership

5.11 The Applicant's approach is founded upon the principle of long-term engagement rather than one-off intervention. Whilst planning permission will secure the physical delivery of the scheme, the Applicant is committed to maintaining relationships with local stakeholders throughout both the construction and operational phases of the development.

5.12 To support this objective, the Applicant proposes the establishment of a Community Liaison Group. The Liaison Group would provide a forum through which residents, community organisations, local representatives and other stakeholders can engage with the development team and its operators. The intention is that this forum would support ongoing dialogue, assist in identifying local priorities, review emerging opportunities and help coordinate initiatives capable of delivering wider community benefit.

5.13 Importantly, the Community Liaison Group is not envisaged as a mechanism solely for managing development impacts. Rather, it would provide an avenue through which opportunities generated by the development can be harnessed for broader community gain. This may include discussion of local employment opportunities, apprenticeship initiatives, environmental improvement projects, investment priorities, community events and wider neighbourhood enhancement initiatives.

5.14 In doing so, the Applicant seeks to establish a practical and collaborative structure through which social value initiatives can evolve over time in response to changing local circumstances and priorities.

Supporting Health, Wellbeing and Community Infrastructure

5.15 One of the strongest messages arising from consultation was a desire to see facilities and services that deliver practical value for local residents. In particular, stakeholders identified healthcare provision, dental services and community-focused uses as priorities for the area.

5.16 The proposals include a flexible commercial/community unit positioned prominently on Hathersage Road. The Applicant is committed to actively exploring opportunities for this space to deliver meaningful local benefit and will use reasonable endeavours to

secure a healthcare-related or community-serving occupier where this proves achievable.

5.17 This could include community healthcare provision, NHS-related services, dentistry or other occupiers capable of providing a valued service to local residents. However, recognising that any final occupation will ultimately be dependent on third-party operators and market demand, the Applicant cannot guarantee a specific end user.

5.18 The guiding principle will be to work collaboratively with Manchester City Council, local stakeholders and prospective occupiers to secure a use which delivers the greatest possible benefit to the surrounding community whilst ensuring the long-term viability of the space.

5.19 This commitment sits alongside the substantial healthcare benefits already delivered by the scheme through the retention and significant expansion of the NHS renal dialysis facility within Octagon House, reinforcing the Applicant's ambition to support health and wellbeing outcomes within the area.

Creating Opportunities Through Partnership

5.20 The Applicant recognises that the most enduring social value is often generated through partnership working rather than direct intervention alone.

5.21 A key objective of the Community Liaison Group will therefore be to identify opportunities where the development can support local initiatives and unlock wider benefits. This may include:

- Promotion of local employment and construction opportunities during the delivery phase of the development;
- Encouragement of apprenticeship, training and skills initiatives linked to construction and operational activities;
- Support for local environmental improvement projects;
- Community clean-up and litter-picking initiatives;
- Small-scale public realm enhancement projects;
- Support for local arts, culture and place-making initiatives;
- Collaboration with local groups seeking to improve community spaces and neighbourhood facilities.

5.22 The exact nature of these initiatives will evolve through ongoing engagement. However, the overarching objective is to ensure that opportunities generated through investment in the site are capable of creating positive outcomes beyond its physical boundaries.

Responsible Neighbourhood Stewardship

5.23 The Applicant also acknowledges concerns raised in relation to the practical impacts associated with development and growth within the area. Consultation feedback highlighted issues including construction disruption, parking pressures and the management of neighbourhood environments.

5.24 Whilst many of these matters are not unique to the proposed development, the Applicant is committed to adopting a responsible and proactive approach.

5.25 During construction, clear lines of communication will be maintained with local residents and stakeholders to ensure concerns can be raised and addressed appropriately. This will sit alongside the wider Construction Management Plan and engagement measures that will accompany delivery of the scheme.

5.26 Similarly, the Applicant is willing to work with Manchester City Council, local representatives and relevant stakeholders to explore the potential merits of localised parking management measures should evidence demonstrate a need for additional controls within the surrounding area. Whilst such matters will require cooperation from a range of parties and fall outside the sole control of the Applicant, their inclusion within the framework reflects a willingness to engage constructively with issues affecting the local community.

Working with Local Partners to Strengthen Place Identity

5.27 The consultation process also highlighted local pride in Ardwick's heritage assets and the importance of strengthening the area's identity and appearance. In this regard, the Applicant has commenced dialogue with Victoria Baths, one of Manchester's most important historic and cultural assets located immediately to the east of the site.

5.28 These discussions are intended to explore how investment associated with the proposed development can complement wider initiatives being pursued by Victoria Baths and other local stakeholders.

5.29 The ambition is not to duplicate existing efforts but to identify opportunities where separate investment programmes, community initiatives and environmental improvements can work together to create stronger outcomes. This may include projects relating to public realm, local identity, cultural activity, wayfinding, environmental improvements, perceptions of safety and the overall quality of the local environment.

5.30 Such collaboration reflects the Applicant's belief that successful regeneration is most effective when delivered through partnership and shared ambition.

Development as a Catalyst

5.31 Ultimately, the Applicant does not suggest that this development alone can transform the fortunes of Ardwick or address every challenge facing the area. Such claims would neither be realistic nor appropriate.

5.32 The Applicant does, however, believe that the proposed development presents an opportunity to act as a catalyst for positive change. Through investment, partnership working, local engagement and a genuine commitment to social value, the scheme can help create momentum for wider neighbourhood improvements and strengthen connections between new and existing communities.

5.33 The Community Benefit and Social Value Framework therefore establishes a clear commitment to responsible stewardship, ongoing engagement and collaborative working. It provides the foundation for a long-term relationship between the development and its surrounding community and demonstrates the Applicant's ambition to ensure that the benefits arising from the scheme are experienced not only by future occupiers, but also by the wider Ardwick community.

5.34 The development of this initial framework, which defines the broad parameters of a detailed plan to achieve lasting community benefit through the vehicle of this scheme, marks the culmination of a first stage of engagement with the community and its representations, being reflective of the issues and feedback raised, enabling the applicant to frame the areas of focus and the broad approach going forward.

6. The Strategic Case for the Development

6.1 This Section demonstrates that the principle of the Proposed Development aligns with the Development Plan, the Framework and other material considerations. **Appendix 2** of this Statement sets out the policies applicable to the Proposed Development.

The Development Plan

Strategic Spatial Principles and Policies

6.2 The Proposed Development will contribute to the key strategic objectives of the CS including:

- Delivering high quality accommodation to support the operation and growth of the main universities, healthcare and wider business activities within the Corridor. Appropriate accommodation is a critical part of the infrastructure needed to attract students to Manchester as key contributors to its economic success (CS Policy H12 and subsequent Reports to MCC Executive Committees).

- Locating new student accommodation in a location in close proximity to the university campuses and ORC, helping to meet the significant and on-going demand for this type of accommodation in a location in line with MCC's place making and strategic aspirations (CS Policy H12 and subsequent Reports to MCC Executive Committees).

- Supporting the healthcare and education infrastructure along the ORC through the provision of high-quality dedicated key worker accommodation designed to support healthcare professionals, university staff and other essential workers within the area. The Application Site is only approximately 200 metres to the east of the MRI Campus and around 1km from the University Campuses. It is therefore incredibly well-placed to provide housing for the range of staff at these institutions, a critical component of ensuring their continued strength, success and contribution to the Manchester economy. The development provides a sustainable, mixed neighbourhood with a range of house types to meet the needs of a diverse and growing Manchester population (CS Policy H12; SP1; SO3).

- Investing in the improvement and enhancement of the NHS Renal Dialysis Facility in Octagon House, a critical piece of healthcare infrastructure, enabling it to maintain its existing location in close proximity to the hospital campuses.

- The efficient and effective use of an under-utilised and environmentally degraded brownfield site (CS Policy CC1).

- Delivering a scheme of outstanding design quality which responds positively to its setting, effectively integrates with and substantially improves the existing

built environment both for the site occupiers but also the general public's experience of using the surrounding public realm (CS Vision).

- Securing a mix of uses befitting of the Application Site's accessible and prominent location, including ground floor uses which will present an animated frontage to Hathersage Road (CS Policy CC7).

The Scheme's Contribution to the City Centre and Corridor Manchester

6.3 The Proposed Development will support the City's strategic growth ambitions as expressed within PfE, the CS, the Corridor Manchester Strategic Spatial Framework (March 2018); the Strategic Vision for Corridor Manchester (2015); and the Greater Manchester Strategy (2017), by:

- Supporting and investing in world-class healthcare facilities located along the ORC through the improvement and enhancement of the NHS Renal Dialysis Facility in Octagon House, enabling it to maintain its existing location in close proximity to the hospital campuses.

- Supporting the continued success and clustering of the ORC health assets by providing specialist accommodation to meet the needs of key workers in these institutions, as well as in the nearby universities.

- Addressing the pressing need for additional PBSA in the city through providing a quality and range of additional student accommodation which will support the universities' ability to continue to attract high calibre students in a globally competitive higher education market.

- Contributing to the SSF of ensuring a objective of a broad housing offer, which takes account of the housing needs of the workforce of Corridor Manchester, and the attractiveness of Manchester as a place to live and work.

6.4 The SSF identifies an objective to use investment within the Corridor to create opportunities for local residents through employment, skills and wider regeneration outcomes. The Community Benefit and Social Value Framework forms part of the Applicant's response to this objective, creating a mechanism through which opportunities arising from the development can be translated into local benefits beyond the application boundary.

6.5 The provision of high-quality, supporting accommodation for the students and workers in roles and organisations that underpin the economic function and contribution of the Corridor is clearly absolutely critical to attracting talent to cluster in this part of the City. The desire to encourage this clustering is a fundamental tenant of MCC's Vision and Strategy for the ORC. In helping to achieve this outcome the proposed development is wholly aligned with these strategic policy and place-making aspirations.

6.6 The need for and purpose of PBSA is well understood. However The Oxford Road Corridor's success depends not only upon institutional investment but also upon its ability to attract and retain the workforce required to support healthcare, research and educational activities.

6.7 Beyond this, the Proposed Development is aligned with a number of other objectives for Corridor Manchester:

- The development will add to the vibrancy of the location by providing high quality public realm and active ground floor uses. In this regard, the scheme can contribute to the place-making objectives of the SSF.

- The development will transform the physical environment for the better, regenerating a deteriorated and closed-off site into a greener, better connected and well-designed place.

- The development's location promotes the use of sustainable modes of transport within and around the Corridor and beyond.

6.8 These important attributes of the development will support the overarching objectives for the Corridor and realisation of the aspiration for this to become '*Manchester's cosmopolitan hub and world-class innovation district…'*

The Proposed PBSA Use

Addressing Core Strategy Policy H12

6.9 Core Strategy Policy H12 is the principal development plan policy of importance to the Proposed Development. Policy H12 permits PBSA development proposals where it can be demonstrated that specific policy criteria can be met.

6.10 As a permissive policy that lends its support to PBSA development it follows that if each of the criteria are met, the proposals benefit from the support of Policy H12.

6.11 An assessment against the criteria set out in Policy H12 of the adopted CS is presented below:

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

6.12 The development is located within easy walking distance of Oxford Road, approx. 690m west, which provides the main north-south arterial road linking the main university campuses with the core of the City Centre. The Application Site is located only a short walk from a cluster of bus stops (bus services: 41 CrossCity, 42, 43, 50, 53 orbits, 142 and 143) the majority of which head north and serve the universities and the City Centre. These services all operate at frequent and regular intervals throughout the day and into the night.

6.13 The main University of Manchester Campus is located within a comfortable walking distance of approx. 700m to the north-west. Whilst the main Manchester Metropolitan University is located approx. 1.6km to the north.

6.14 All campuses are accessible by foot or cycle and within 'close proximity'. Despite the supporting text of Policy H12 defining 'close proximity' as within 500m (as found within the now revoked Planning Policy Statement 4), it has been previously confirmed at

appeal[20] that this distance parameter is not the appropriate means of defining accessible for the purposes of Policy H12.

6.15 Resultantly the close proximity should be determined by available walking routes and their likely timings, whereby it is not unreasonable to expect students to walk around 25 minutes from the accommodation to University. Furthermore, the Chartered Institution for Highways and Transportation (CIHT) document entitles 'Providing for Journeys of Foot' suggests the following walking distance for accessing places of education:

- Desirable – 500m (0.3 miles)
- Acceptable – 1,000m (0.6 miles)
- Preferred maximum – 2,000m (1.25 miles)

6.16 The Application Site is therefore concluded to be in close proximity to both the universities and in relation to high frequency public transport routes. The first criterion of Policy H12 is therefore satisfied.

6.17 It is also contextually relevant in considering Criterion 1 to highlight that the Application Site is already in an existing popular PBSA location and already functioning sustainability and successfully indicating it has a wholly acceptable proximity to the university campuses.

2) The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5.

6.18 The only decentralised energy infrastructure within the Regional Centre is understood to be the Civic Quarter Heat Network which is so far connected to the Town Hall Extension and Central Library, Heron House, Manchester Central Convention Centre and Manchester Are Gallery only. Due to this limited coverage and distance, it is not considered that within the foreseeable future the network will extend to additional sites within and on the edge of the Oxford Road Corridor.

6.19 The Proposed Development has ensured sustainability as integral to the design process, including elements of low and zero carbon technologies. The Proposed Development will target a BREEAM Excellent and EPC A rating and follows the energy hierarchy adopted to support sustainability ambitions. The Proposed Development includes passive design measures, such as enhanced thermal insultation, high-performance glazing and improved building fabric performance. Low-energy systems and smart controls are proposed to minimise energy consumption in operation and low carbon technologies such as Air Source Heat Pumps for hot water demand and Photovoltaic Panels are proposed.

6.20 This second criterion of Policy H12 is therefore satisfied.

[20] Appeal Decision: APP/B4215/W/21/3287525 - Paragraph 38

3) High density developments should be sited in locations where this is compatible with existing development 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.

6.21 The proposed buildings range from 4 to 11 storeys. The blocks have been designed to respond to the context of the Site and surrounding area. Specifically, the tallest elements of the blocks are designed and positioned to match the approved Victoria Point PBSA development to the immediate east. These are then stepped down to respond positively to the proposed Curzon Street green boulevard, and to Carmoor Street and the surrounding buildings to the north. This varied massing ensures the scale and density of the development is compatible with the existing and future uses in the area and will not have adverse impact on existing or future residents or their amenity, whilst making the most efficient use of a highly sustainable site.

6.22 With regard to access to retail facilities, the Application Site is located in a highly sustainable location within walking distance to key amenities and services both along Oxford Road and within Ardwick, as well as the main University campuses. The Proposed Development and the adjacent Victoria North development will also provide opportunities for new commercial/retail uses that front onto Hathersage Road.

6.23 Reflective of the highly sustainable location, the Proposed Development is largely car-free with the exception of parking provide for the NHS Dialysis Unit and some disabled parking spaces for the key worker and student accommodation. The accompanying Transport Assessment has demonstrated that car-ownership amongst the targeted occupiers is inherently low, such that the proposed level of car parking is more than adequate to accommodate the Proposed Development, without resulting in parking pressures overspilling into the nearby residential streets.

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 achieving 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.

6.24 The positive regeneration from the Proposed Development is overwhelming as evidenced throughout this Statement. The Proposed Development comprises significant investment in Ardwick that is reflective of the area's ongoing regenerative transformation.

6.25 Fundamentally, the Proposed Development will deliver the comprehensive regeneration of an underutilised and increasingly deteriorated site. The proposed range of proposed uses all directly support the success of the nearby Oxford Road Corridor, in line with the SRF and MCC's wider place-making aspirations. The high-quality design is focused on reintegrating the Site as an attractive and vibrant part of the surrounding neighbourhood. The long-term social, economic and environmental benefits delivered by the Proposed Development are expressed throughout this Statement, and summarised in Chapter 8.

6.26 Importantly, the development's positive regeneration impacts extend beyond the physical redevelopment of the site itself. Through the Community Benefit and Social Value Framework, the Applicant has committed to a programme of ongoing community partnership and engagement, including the establishment of a Community Liaison Group, the promotion of local employment and training opportunities, exploration of healthcare and community uses, neighbourhood improvement initiatives and collaboration with local organisations such as Victoria Baths. The framework responds directly to concerns raised during consultation and will help ensure that the development integrates positively with the surrounding community, contributes to local vibrancy and delivers wider regenerative benefits.

6.27 It is clear that the Proposed 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 Development could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.

6.28 The application is accompanied by a Crime Impact Statement (CIS) which has been prepared by the Greater Manchester Police. The CIS confirms a number of positive aspects of the scheme including good levels of ground floor activity, surveillance and design that fosters community relations within the development. The CIS concludes that the design will not lead to an increase in crime.

6.29 The Proposed Development includes a number of management and security measures typical of this type of development to ensure the safety of its residents and visitors. The main entrance will be accessed via an electronic access control system for residents and staff. The arrangement of the lobby space will be controlled via a concierge and security measures have been carefully incorporated into the building design to ensure it is secure without visibly announcing that the design was concerned about crime.

6.30 The CIS has recommended some design features to further reduce the risk of crime including automated vehicle and pedestrian gates, lighting and CCTV cameras and secure cycle storage. The recommendations with the CIS have been taken into account through the design of the scheme and accommodated as far as possible.

6.31 The Proposed Development therefore satisfies criterion 5 of Policy H12.

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 of when combined with existing accommodation.

6.32 The design and layout of the Proposed Development has been directly influenced by the relationship to adjacent neighbouring uses. Careful consideration has been given to the design of the scheme in responding to the local context in terms of scale, layout and massing so as to minimise any amenity or environmental harm.

6.33 The accompanying Design and Access Statement details the justification for the height and massing of the Proposed Development, with the design detailing reflecting the built form and complements, and adding animation and character to the surrounding area.

6.34 The Proposed Development has been subject to a full environmental appraisal with a number of technical topics considering the effects of the development on residential amenity. This includes sunlight/daylight analysis, townscape and visual impact, air quality and noise analysis. The accompanying reports demonstrate that the scheme will not give rise to any unacceptable amenity impacts in respect of these topic areas.

6.35 The Proposed development therefore satisfies criterion 6 of Policy H12.

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

6.36 There are no listed buildings within or adjacent to the Proposed Development Site.

6.37 Approximately 100 metres to the east of the Site lies Victoria Baths, a Grade II* listed building. A former public bath, the building now operates as a visitor and commercial venue, although with retaining surviving interior decorative features and conserved pool halls. The Proposed Development, whilst not directly affecting the Victoria Baths, has the opportunity to increase and enhance the activities and events held, thereby ensuring the long-term protection of this important heritage asset.

6.38 The Proposed Development therefore satisfies criterion 7 of Policy H12.

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.

6.39 This application is supported by a Waste Management Strategy which confirms that the Proposed Development has been designed in accordance with the waste hierarchy: prevention, reduction, re-use, recycling/composting, energy recovery and final disposal.

6.40 The Waste Management Strategy outlines the capacity and location of the proposed waste facilities and confirms that sufficient internal and external space is provided to enable the necessary segregation and management of the waste streams generated, whilst also ensuring waste collection can be appropriately managed and coordinated.

6.41 The Proposed Development therefore 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.

6.42 In respect of the need for additional student accommodation, this has been recognised by the City Council in its report of PBSA to the Executive Committee, referred to in Section 3. It is acknowledged that within those reports, that present levels of PBSA available to support student population and the limited investment in PBSA over recent years is causing a series of issues for the City.

6.43 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 residents' needs, significantly reduces Council Tax revenue through student exemptions, and creates issues in terms of effective management (with consequential impacts on amenity, neighbourliness, etc).

6.44 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.

6.45 Through the submitted Manchester Student Need Assessment (prepared by Cushman & Wakefield) the application provides further evidence in relation to the above. The assessment highlights a persistent imbalance between student demand and available accommodation. Manchester currently has around 27,800 PBSA beds, resulting in a student-to-bed ratio of 2.34:1, which is higher than the national average. As a result, more than 35,000 students are estimated to be unable to access PBSA and instead rely on the private rented sector. While a pipeline of over 17,000 future beds has been identified, much of this development replaces existing accommodation and therefore does not translate into equivalent net supply growth.

6.46 Rental performance further demonstrates the strength of the market. Manchester has some of the highest PBSA rents in the UK, second only to Bristol, and has experienced sustained rental growth over recent years due to ongoing supply constraints. Although affordability pressures have increased, the report notes that demand remains robust, occupancy levels are strong, and universities continue to rely heavily on nomination agreements with private providers to house students.

6.47 Overall, the study concludes that the Manchester student accommodation market is expected to remain structurally undersupplied through to at least 2030/31 under a range of demand-growth scenarios. Even if all currently approved developments are delivered, tens of thousands of students would still be reliant on accommodation outside the PBSA sector.

6.48 The principal means of resolving this issue at the Council's disposal is to support the provision of additional PBSA in the right locations and where evidence shows students choose to live. As a response this can deliver multiple benefits in both ensuring students' accommodation and wider support needs are properly met via forms of accommodation which are built and managed around them whilst supporting a release of private rented stock to the mainstream housing market and freeing up housing for working households.

6.49 Having regard to the above considerations, there is clear evidence of a need for additional PBSA in this location. The Proposed development therefore satisfies criterion 9 of Policy H12.

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

6.50 Applicant, Richard Everton, has led the delivery of a number of landmark schemes, including the regeneration of Adelphi Riverside in Salford, the pioneering Lever

Chambers Centre for Health in Bolton, and strategic healthcare redevelopment projects for the NHS. He has a proven track record in the purpose-built student accommodation sector, developing Nick Everton House in Manchester and founding Legacy Student Living LLP, which delivered highly sustainable student accommodation schemes in Glasgow, York and Liverpool.

6.51 Criterion 10 of Policy H12 is therefore satisfied.

Summary

6.52 Policy H12 is the development plan policy of greatest relevant to the application. It confirms that the provision of a new PBSA will be supported where the development satisfies the policy criteria. Based on the above, it has been demonstrated that the Proposed Development satisfies all of the relevant policy criteria and as such, the proposals should be supported.

Proposed Key Worker Accommodation

Strategic need for accommodation targeted at key workers

6.53 The application site occupies a highly sustainable location immediately adjacent to Manchester Royal Infirmary and within the general environs of the Oxford Road Corridor. The continued success of these institutions is dependent not only upon the provision of employment space and infrastructure, but also upon the availability of suitable accommodation for the workforce, students and researchers who support their operation.

6.54 The Applicant has engaged with stakeholders associated with Manchester University NHS Foundation Trust ("MFT") regarding the accommodation needs of healthcare workers, trainees and associated staff working within the Corridor. Those discussions indicate a persistent requirement for flexible, professionally managed accommodation suitable for a range of healthcare and research-related occupations, including junior doctors, nurses, clinical trainees, research associates, visiting academics and other key workers whose roles are closely linked to the nearby hospital and university campuses.

6.55 The accommodation requirements of these groups often differ materially from those associated with conventional residential occupiers. Many are relocating to Manchester from elsewhere in the UK or overseas, undertaking fixed-term placements or training programmes, commencing new appointments, or seeking accommodation for a transitional period before securing longer-term housing. In addition, shift working patterns and on-call responsibilities can make proximity to workplaces a particularly important consideration.

6.56 A further characteristic of the intended occupier group is the need for flexibility in respect of their accommodation. Many healthcare professionals, researchers, trainees and visiting academics arrive in Manchester at relatively short notice in connection with new appointments, training placements, research projects or rotational programmes. In many cases, individuals may initially require accommodation for a limited period whilst they establish themselves within the city and secure longer-term housing arrangements. The availability of professionally managed accommodation capable of accommodating residents quickly and with flexible occupation

arrangements can therefore play an important role in supporting workforce mobility and helping major institutions respond to recruitment requirements.

6.57 This is particularly relevant in the context of Manchester University NHS Foundation Trust and the wider Oxford Road Corridor, where employers increasingly recruit from national and international labour markets. Newly appointed staff relocating to Manchester may have limited knowledge of the local housing market and can benefit from access to dedicated accommodation options, via their employer, close to their place of work. There is limited such dedicated accommodation in the city at present with reliance principally placed on the mainstream housing market and often the HMO market in locations such as Ardwick and Hulme.

6.58 The City Council has acknowledged the negative effects on existing communities and their housing markets resulting from over-reliance on the HMO market by students in the context of an under provision of dedicated PBSA in the city. This issue is not exclusive to the student market with other groups with differentiated housing needs, including key workers, also heavily reliant on the HMO market. There is a need for an benefit therefore resulting from a key worker accommodation supply side response.

6.59 To this end, the proposed development seeks to provide part of that accommodation offer, creating an opportunity for healthcare, education and research institutions to direct new recruits towards suitable accommodation whilst they settle into the city and, where desired, seek longer-term housing solutions. The Applicant understands that there may be opportunities for arrangements to be explored with major local institutions, including MFT, whereby prospective employees and trainees can be signposted towards available accommodation within the development as part of the recruitment and relocation process.

6.60 The proposed development responds directly to these circumstances through the provision of 211 purpose-designed key worker units comprising a mix of studios and larger one and two-bedroom apartments. The accommodation will be professionally managed housing offer tailored to the needs of workers associated with nearby healthcare, educational and research institutions, providing a level of flexibility, accessibility and management that is often absent from the conventional private rented sector.

6.61 The benefits of such provision extend beyond the future residents of the scheme itself. By providing a dedicated accommodation offer for key workers, the development will help support recruitment, retention and workforce mobility within the Oxford Road Corridor, whilst reducing pressure on existing residential neighbourhoods and the private rented sector. The availability of purpose-built accommodation can also reduce the need for longer-distance commuting, supporting wider sustainability objectives and improving accessibility for those employed within essential public services.

6.62 Furthermore, by providing a dedicated accommodation pathway for healthcare workers, researchers and trainees, the development will help reduce the need for these groups to compete for conventional private rented housing, thereby reducing pressure on existing housing stock within surrounding neighbourhoods.

6.63 Whilst the accommodation differs in some respects from conventional residential provision, it is intended to serve a specific occupational group whose accommodation requirements are frequently transitional, flexible and employment-led in nature. The units will be professionally managed and benefit from access to extensive communal facilities, amenity space, landscaping and support services. The accommodation should therefore be considered in the context of its intended function as a specialist key worker housing offer rather than as conventional market housing. In this regard, the scheme addresses a gap in Manchester's accommodation offer between short-term serviced accommodation and traditional residential housing, providing an important resource for key workers at various stages of their professional careers and personal circumstances.

Key worker accommodation - policy considerations

6.64 There are no specific policies in the Development Plan that relate to key worker accommodation. However, it is clear that the provision of accommodation dedicated to staff working at the key employment hubs in the area provides substantial social, economic and environmental benefits and aligns with many of the strategic policy aspirations and objectives within both the Development Plan and the ORC SSF.

6.65 The Site is only approximately 200 metres to the east of the MRI Campus and around 1km from the University Campuses. It is therefore incredibly well-placed to provide housing for the range of staff at these institutions.

6.66 The proposed provision of key worker accommodation:

- Supports the strategic growth and success of the Oxford Road Corridor (ORC) by providing dedicated accommodation for healthcare professionals, university staff and other essential workers employed by the area's internationally significant health, education and research institutions. It will support the institutions in the ORC to attract and retain the highly skilled and specialist talent that fundamentally underpins what makes the ORC special. The availability of appropriate and affordable accommodation for staff is part of the critical infrastructure required to realise the full potential of the ORC and ensure its continued success as one of Manchester's most important economic assets. This aligns with the objectives of the ORC SSF and Core Strategy policies SP1 and SO3.

- Delivers a diverse housing offer that responds to identified needs in the local area, contributing towards the creation of genuinely mixed and balanced communities. This is consistent with Core Strategy policies SP1, SO3 and H1, which seek a range of housing types to create choice and meet the needs of Manchester's growing population.

- Promotes sustainable patterns of development and travel by ensuring residents can live within easy walking and cycling distance of their places of work. The Site's excellent public transport links also enables a shift away from private care travel. Ensuring key workers have the choice to live in such an appropriate location encourages a modal shift away from the car, promotes active lifestyles and supports the City's wider environmental and carbon reduction objectives. This therefore aligns with Core Strategy Policies T1, T2 and EN4.

- Furthermore, a resident population comprising key workers contributes to the vitality, resilience and economic sustainability of local neighbourhoods, supporting local businesses, services and community facilities throughout the year. This aligns with Core Strategy Spatial Policy SP1.

6.67 In considering the accommodation offer, regard should be had to the intended occupier profile. The accommodation is not intended to compete directly with conventional market housing but is designed to meet the needs of healthcare workers, researchers, trainees and other key workers whose housing requirements are frequently transitional, employment-led and time-limited in nature. The development therefore provides an accommodation product that differs in purpose and operation from traditional residential accommodation, reflecting the particular needs generated by the Oxford Road Corridor workforce.

6.68 Overall, it is demonstrated that the proposed provision of key worker accommodation in this exceptionally suitable location would realise a number of key benefits and align with strategic policies in the Development Plan.

Retained and Expanded Healthcare Use

6.69 The retention and significant expansion of the NHS Renal Dialysis Unit represents one of the most important strategic benefits of the Proposed Development. The scheme secures the long-term future of an established healthcare facility in a highly accessible location, whilst enabling a substantial increase in capacity through the expansion of the unit into the first floor of Octagon House. This investment will allow the facility to modernise and grow whilst maintaining its important relationship with the MRI and wider Manchester University NHS Foundation Trust campus.

6.70 As well as the direct benefits of the Dialysis Unit itself, continuing its ability to be located at Octagon House helps to relieve pressure on the physically constrained main campus.

6.71 Overall, this proposed use helps to support and reinforce the clustering of healthcare in the Oxford Corridor and its surroundings, in accordance with the aspirations of the SSF.

Community/Retail Use

6.72 The proposed community/retail unit at ground floor level represents an important component of the mixed-use character of the development and responds directly to policy objectives which seek active frontages, vibrant streets and the creation of successful neighbourhoods as set out in CS policy CC7, SP1 and EN1.

Commitment to Climate Change

6.73 A commitment to responding to climate change is embedded throughout national, regional and local policy. The planning system, in delivering sustainable development, supports the transition to a low carbon future by shaping places in a way that contributes to radical reductions in greenhouse gas emissions. JP-S1 of the PfE establishes Greater Manchester's strategic commitment to achieving net zero carbon by 2038.

6.74 In 2019 MCC declared a climate emergency and recognised the need to do more to reduce the City's carbon emissions and the negative impacts of climate change. A citywide target of making Manchester zero-carbon by 2038 was established. The Manchester Climate Change Framework 2020-25 is the city's high-level strategy for delivering the City's climate change commitments. For new developments, this means being built and operated to zero carbon standards as soon as possible.

6.75 As described throughout this Statement, a range of measures have been embedded within the Proposed Development which seeks to ensure the delivery of a sustainable development. In summary, these include:

- Development of a brownfield site in a highly sustainable location and reusing existing buildings where feasible;
- Commitment to building design in accordance with the principles of the energy hierarchy, using fabric efficiency measures and low carbon and renewable technologies;
- Incorporation of water efficiency measures in design to reduce potable water consumption;
- Incorporation of sustainable transport measures, such as EV chargers, cycle storage spaces and facilities to ensure building users can make use of the existing transport network;
- Mechanical ventilation heat recovery (MVHR) and air source heat pumps will be used in buildings;
- Commitment to ensuring all forms of pollution are minimised in design and construction, with the aim of achieving a minimum of air quality neutrality;
- Commitment to positively enhancing the site biodiversity through the incorporation of ecological enhancement measures to provide an overall biodiversity net gain; and
- Maximising the wellbeing for users of the Proposed Development and local community including safety, access to open space, and amenity facilities.

The Strategic Case for the Development – in summary

6.76 In light of the considerations above, the Proposed Development:

- Is acceptable in principle in accordance with relevant policies of the development plan. The development is aligned with strategic policies of PfE and the CS.
- Will support the continued investment in Health Care assets along the Oxford Road Corridor, in line with the aspirations set out in the ORC SSF.
- Satisfies all criteria of Policy H12 of the CS against which proposals for PBSA should be assessed.

- Provide critical housing infrastructure required to support the continued success of the Oxford Road Corridor delivering accommodation tailored to meet the needs of students, researchers, healthcare workers and other key workers. The location of appropriate accommodation for these groups aligns with Manchester City Council's strategic and place making policy direction as set out in the Oxford Road Corridor Strategic Spatial Framework (2018).

- Will make a significant and positive contribution to the ongoing regeneration of Ardwick and the surrounding areas, creating a genuinely mixed neighbourhood, physically transforming the site and achieving a positive integration into the existing neighbourhood.

- Incorporates low carbon technologies as a direct response to national and local objectives, which will contribute to sustainable developments being delivered in Manchester.

7. Design and Amenity Considerations

7.1 This Section considers the acceptability of the scheme design and the potential impacts of the Proposed Development on the amenity of the surrounding neighbourhoods.

Achieving well designed places

7.2 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.

7.3 A comprehensive Design and Access Statement (DAS) accompanies the planning application, describing in detail the process of design evolution and engagement, including a summary of the extensive pre-application discussions undertaken with the City Council, consultees and other interested parties.

7.4 The DAS sets out in detail how the scheme has been shaped by a commitment to delivering a development of genuinely high-quality design, one that functions effectively, reflects a contextual response to its surroundings and the ongoing regeneration, and contributes meaningfully to the evolving character of this part of Ardwick.

7.5 The DAS discusses the evolution of the Proposed Development. The masterplan will see the comprehensive regeneration of the Application Site, vastly improving the physical environment. This includes:

- Reintegrating the Application Site into the surrounding neighbourhood through increased pedestrian and cycle permeability and creation of a green boulevard through the centre of the Site;
- Public realm and streetscape improvements to prioritise pedestrians and cyclists, diminishing the dominance of car parking on the existing site;
- Creating a more varied townscape through the careful positioning of the proposed blocks and better delineating between public and private spaces;
- Improving the setting of all buildings through improvements to the green space and better delineating between public and private spaces; and
- Creating active street frontages across the Application Site, including Carmoor Road and Hathersage Road.

7.6 Taken as a whole the application demonstrates that the Proposed Development, in all respects, make a positive and enduring contribution to the character, quality, and identity of this important part of the city. In addition, the Proposed Development responds directly to Policy EN2 of the Core Strategy, which includes the requirement for proposal for Tall Buildings to be of excellent design, appropriately and sustainably located, to make a positive contribution to place-making (for example as a landmark) and to bring significant regeneration benefits. The Proposed Development's

compliance with Policy EN2 is evidenced within the appended Tall Building Statement (Appendix 1).

7.7 Therefore, it is concluded that it is fully in accordance with PfE Policies JP-P1, Core Strategy Policies SP1, EC3, EN1, EN2, EN3, and DM1 (in relation to design matters), as well as Chapter 14 of the National Planning Policy Framework.

Amenity impacts

Daylight/Sunlight

7.8 A detailed Daylight and Sunlight Assessment has been undertaken by eb7 for the proposed redevelopment of Octagon House, Hathersage Road, Manchester, in accordance with the BRE Guide Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022). The assessment considers the effects of the development on neighbouring residential properties, neighbouring amenity areas, and the daylight and sunlight provision within the proposed development itself.

7.9 In terms of impact to neighbouring properties, the assessment shows that 73% of neighbouring windows and 67% of neighbouring rooms will meet or exceed standard BRE targets. Those that fall below BRE targets do so only marginally and are considered acceptable when interpreting the BRE guidance flexibly as intended. The vast majority of neighbouring windows and rooms that fall below BRE targets are located in the consented Victoria Point blocks and serve student bedrooms, which are less sensitive receptors than principal living spaces.

7.10 For sunlight, the results of the assessment show that all known main living rooms will meet or exceed BRE targets for both annual and winter sunlight.

7.11 The assessment of daylight and sunlight within the proposed residential units has shown that 37% of the most constrained habitable rooms will meet or exceed the BRE targets. Whilst direct sunlight levels are more orientation specific, 47% of the most constrained units meet the BRE targets. In addition, 53% of the proposed communal amenity space will receive at least two hours of sunlight on 21 March, surpassing the BRE benchmark for well-sunlit outdoor amenity areas. There is therefore considered to be a good level of compliance.

7.12 Overall, the assessment concludes that any daylight, sunlight and overshadowing effects arising from the development are acceptable and consistent with both BRE guidance and planning policy objectives for higher-density urban development. The proposal would not result in unacceptable harm to neighbouring occupiers and provides an appropriate balance between optimising a sustainable city-centre site and maintaining acceptable levels of residential amenity. As such, daylight and sunlight considerations do not present any constraint to the grant of planning permission.

Noise

7.13 A Noise Assessment has been prepared by Sandy Brown Acoustics, which has considered the impacts from noise arising from the Proposed Development. An environmental noise survey has been carried out to establish background sound levels around the Application Site and the surrounding noise sensitive receptors, and ambient and maximum noise levels at the Application Site.

7.14 The dominant noise sources observed were from road traffic on Carmoor Road, Hathersage Road and Upper Brook Street. It identifies the need for enhanced façade sound insulation in certain locations. As elevated external noise levels may limit the use of open windows for ventilation, particularly at night, alternative ventilation and overheating mitigation measures will be required in some areas to ensure both acceptable internal noise levels and thermal comfort for future occupants.

7.15 The main potential noise sources associated with the Proposed Development is rooftop building services plant on all proposed buildings. The potential impact of these sources has been assessed and mitigation measures have been recommended to minimise impact on existing noise sensitive premises around the development. These include:

- Provision of acoustics screening or acoustic enclosures
- Re-selection for lower noise units
- Attenuation packages to units
- Reduced operating duty (e.g. could night operation be limited to single unit per block or a set back mode implemented at night)

7.16 As such, the Proposed Development is compliance with CS Policy DM1 and NPPF policy P3.

Air Quality

7.17 An Air Quality Assessment ('AQA') has been undertaken by Hoare Lea. The Proposed Development is located adjacent to the GMCA Air Quality Management Area (AQMA). Monitoring data indicates compliance at the Application Site in the baseline year of 2024.

7.18 Through good site construction practices the effect of dust and particulate matter releases from construction activities can be effectively mitigated. Such measures will include, but are not limited to removing materials that have the potential to produce dust from the site as soon as possible, no idling vehicles, ensuring an adequate water supply on site for effective dust/particulate matter suppression/mitigation, and implementing a wheel washing system. A Dust Management Plan will be implemented pursuant to planning conditions and will secure such measures to reduce the impacts on surrounding residents from demolition and construction activities on air quality.

7.19 The traffic generated by the Proposed Development has been screened against the criteria set-out in the Environmental Protection United Kingdom (EPUK) and Institute of Air Quality Management (IAQM) planning guidance to determine the need for a detailed assessment. This screening assessment has shown that the potential impact of additional road traffic on local air quality is considered insignificant and a detailed assessment is not required.

7.20 The energy strategy for the Proposed Development is primarily electric, utlising zero emission technologies. A backup generator is also located at the Application Site for life safety use only. As no combustion sources are proposed during normal operation, no

local air quality impacts are anticipated and a detailed assessment of impacts of combustion emissions from the energy plant has been screened out of this assessment.

7.21 Based on the assessment results, the Application Site is considered suitable for the Proposed Development without the inclusion of mitigation. As such, the Proposed Development complies with Policy EN16 and Policy DM1 of the CS and PfE Policy JP-S5.

Overheating

7.22 An Overheating Assessment has been undertaken by Ridge and Partners LLP to assess the proposed development at Octagon House against the requirements of Approved Document Part O of the Building Regulations and the CIBSE TM59 methodology for residential overheating.

7.23 The assessment incorporated the proposed building fabric specification, occupancy profiles, internal heat gains and ventilation strategy. The development has been designed with a predominantly mechanical ventilation approach, utilising a continuous MVHR system with summer bypass functionality, supplemented by natural ventilation during daytime periods. For the rooftop apartments within Block D, comfort cooling has also been incorporated. The modelling assessed thermal comfort under future summer climate conditions and applied the relevant Part O criterion for predominantly mechanically ventilated homes, requiring occupied rooms not to exceed an operative temperature of 26°C for more than 3% of annual occupied hours.

7.24 The assessment concludes that all residential units tested comply with the requirements of Approved Document Part O. Every assessed unit space achieved a ‘Pass’ result, with predicted overheating exceedance levels significantly below the 3% threshold. The report therefore confirms that the proposed ventilation and cooling strategy is effective in mitigating overheating risk and demonstrates that the scheme will provide a satisfactory level of thermal comfort for future occupants, ensuring compliance with Building Regulations and supporting the overall acceptability of the proposed development.

8. Environmental Considerations

8.1 A number of environmental and technical assessments have been completed to support this planning application. 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 Chapter 6.

Transport

8.2 The Development Plan (CS Policies T1, T2 and DM1) 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 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' (NPPF, Policy TR6).

8.3 A Transport Statement and a Travel Plan, prepared by SLR Consulting Limited, have been prepared in support of the submission. They demonstrate compliance with this policy position:

- The Application Site benefits from the close proximity of a number of transport options, including footways and dedicated cycle routes. The public transportation accessibility is good with the closest bus stops at Upper Brook Street and Plymouth Grove, providing high frequency services to Media City, Chorlton, Manchester City Centre and Stockport.

- The collision record on the surrounding highway network does not show any identifiable trends which would give rise to any highway safety concerns.

- The two existing access points to the Site will be retained. The access on Hathersage Road leading to the Dialysis Unit will remain unaltered, with the access on Carmoor Road will significantly change, as the current gates and security booth will be removed. A third access off Carmoor Road will be established to serve the new parking area to the south west of Block D.

- The Proposed Development will provide cycle parking for up to 106 spaces, with 84 of them being covered. The remaining 22 spaces will be for short stays.

- It is also proposed to have 50 car parking spaces, comprising the 19 existing spaces which serve the dialysis unit and will be retained and the creation of 31 spaces in a new car park to the west of Block D. A total of 4 disabled and 5 EV bays will be provided on-site. The existing 211 car parking spaces covering the rest of the site will be removed. As such, there will be a total loss of 180 spaces compared with the existing. Parking surveys have been undertaken which indicated that there is sufficient parking capacity on site and the streets around it to accommodate and (unlikely and modest) parking demand.

- A Travel Plan has been prepared by SLR Consulting Limited, which seeks to build upon the sustainable travel credentials that the Application Site has in order to further improve the management of travel to and from the Proposed Development. The document also outlines a strategy for travel plan targets, including measures to promote walking, cycling and public transport. The Travel Plan will be subject to a monitoring and reviewing process maintained by an appointed Travel Plan Coordinator.

8.4 As such, the Proposed Development satisfies the PfE Policies JP-C3, JP-C5, JP-C6 and JP-C8, CS Policies T1, T2 and DM1, alongside the aims of the Framework.

Built Heritage, Townscape and Visual

8.5 A Heritage, Townscape and Visual Impact Statement has been prepared by Turley to assess the likely impacts of the Proposed Development on the significance of heritage assets, townscape character and visual receptors.

Built Heritage

8.6 In heritage terms, the Site does not contain any above ground heritage assets. There are however, a number of designated and non-designated heritage assets in the vicinity of the Site. Based on the assessment of the identified heritage assets with potential to be affected by the Proposed Development, it is concluded that the significance of the following assets would be sustained. This includes the Victoria Park Conservation Area, the Former First Church of Christ, Scientist (Grade I), the associated Arched Gateway (Grade II), the listed villas at Buckingham Crescent, Brook House, the Church of St Chrysostom, and the non-designated heritage asset Shepherd's House.

8.7 The Proposed Development would have a combination of effects on the significance of Victoria Baths (grade II* listed building), most of which are positive and associated with the improvement of the character and quality of the setting in which the asset is experienced. The Proposed Development would result in some harm derived from the presence of Block C within the background of the listed building in views from the south east on Hathersage Road, where the building's silhouette would be interrupted. The level of harm is concluded to be "less than substantial" in NPPF terms and at the lowest end of that scale. As such, Policy HE6(4) of the National Planning Policy Framework (August 2026) is engaged, which requires any harm to the significance of a designated heritage asset to be weighed against the public benefits of the proposal.

8.8 The NPPF is clear that in applying 'substantial weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The grade II* listing of Victoria Baths should therefore be taken into consideration.

8.9 This harm is assessed as "less than substantial" and at the very lowest end of that spectrum under the NPPF. The report notes that this limited impact is moderated by the lightweight architectural treatment of the upper storeys and by the evolving urban context, including nearby consented development. Overall, the majority of impacts on the setting of Victoria Baths are considered positive.

Townscape Impacts

8.10 From a townscape perspective, the proposals are assessed as making a positive contribution to the character and appearance of the local area. The development is considered appropriate within the Manchester Royal Infirmary and institutional character area, reflecting the established pattern of healthcare, education, residential and supporting uses. The scheme would enhance the quality of the built environment through the refurbishment of Octagon House, the introduction of high-quality contemporary buildings, active frontages, new pedestrian routes, tree planting, rain gardens and improved public realm. The assessment concludes that effects on surrounding townscape character areas are either beneficial or neutral, with no adverse townscape effects identified.

Visual Impacts

8.11 The visual assessment similarly concludes that the scheme will generally improve views from the streets immediately surrounding the site, particularly along Hathersage Road and Carmoor Road, where the existing development currently makes a limited contribution to visual amenity. More distant views are largely screened by existing urban development and vegetation, with the proposed buildings typically appearing as part of an established urban backdrop. Beneficial visual effects are identified for receptors closest to the site, whilst neutral effects are concluded for views from Victoria Park Conservation Area and other more distant locations.

8.12 Overall, the assessment finds that the proposals will deliver a high-quality and contextually responsive development that enhances the townscape and visual qualities of the area while preserving the significance of surrounding heritage assets, aside from the very limited less-than-substantial harm identified to the setting of Victoria Baths. The balancing of this identified harm with the significant public benefits arising from the proposal, as required by Policy HE6 of the Framework is undertaken in Section 9 and 10 of this Planning Statement.

8.13 In light of the above, the Proposed Development satisfies PfE Policy JP-P2, CS Policies CS6, EN1, EN2, DM1 and policies DP3, HE4, HE5 and HE6 of the Framework.

Climate Change and Sustainability

8.14 The Development Plan (CS policies CC6, EN1, EN2 and DM1) expects all new development to be adaptable to climate change in terms of the design, layout, siting and function. The Framework 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. PfE Policies JP-S1 and JP-S2 establish Greater Manchester's net zero carbon ambitions and requires development proposals to minimise energy demand, maximise energy efficiency and incorporate renewable and low-carbon energy technologies in line with the energy hierarchy.

8.15 An Energy Strategy Report has been prepared by Ridge to support the application. This sets out how the strategy adopts the recognised energy hierarchy approach of "Be Lean, Be Clean and Be Green", ensuring that energy demand is first minimised through

design, then met as efficiently as possible, before incorporating low and zero carbon technologies to future reduce operational carbon emissions.

8.16 At the first “Be Lean” stage of the hierarchy, the scheme incorporates a range of passive design measures to reduce energy demand and improve building performance. These include enhanced thermal insulation, improved air-tightness, high-performance glazing, maximised natural daylight, measures to limit solar gain and overheating, and improvements to the building fabric beyond minimum Building Regulations requirements. The strategy also considers future climate resilience, ensuring that the development is capable of adapting to rising temperatures and changing weather patterns while maintaining comfortable internal environments and reducing the need for mechanical heating and cooling.

8.17 The second “Be Clean” stage focuses on improving the efficiency of building services through the use of low-energy systems and smart controls. Proposed measures include mechanical ventilation with heat recovery, energy-efficient LED lighting, variable speed drives on pumps and fans, occupancy and demand-based controls, sub-metering and intelligent building management systems. These measures are intended to minimise energy consumption in operation, optimise plant performance and provide long-term monitoring of energy use across the development.

8.18 In accordance with the final “Be Green” stage of the energy hierarchy, the report assesses a range of low and zero carbon technologies. Following a feasibility appraisal, rooftop solar photovoltaic panels and air source heat pumps are identified as the most appropriate technologies for the development, offering significant opportunities to reduce carbon emissions and reliance on fossil fuels.

8.19 In light of the above, the Proposed Development satisfies the CS Policies EN6, EN8, EN9 and DM1, and is compliant with PfE Policies JP-S1 and JP-S2 and Policy CC2 of the Framework in seeking to minimise energy consumption and reduce carbon dioxide emissions.

Ground Conditions

8.20 The Core Strategy and the Framework identifies that priority will be given for the remediation of contaminated land and ensuring the development is suitable and safe.

8.21 The Phase 1 Desk Study and Preliminary Risk Assessment (undertaken by Ridge and Partners LLP) has identified that:

- Potential contaminants identified include hydrocarbons, heavy metals, PAHs, asbestos-containing materials (ACMs), ground gases and localised PCB contamination associated with substations.

- The site is underlain by glacial till over the Collyhurst Sandstone Formation, with generally low groundwater vulnerability and low geohazard risks. Radon risk is also identified as very low.

- The assessment identifies moderate contamination risks at worst-case level, which are typical of an urban brownfield redevelopment site and can be addressed through further investigation and mitigation.

- The report concludes that there is sufficient information to support the conditional approval of a planning application, subject to further intrusive ground investigation and implementation of any necessary remediation measures.

8.22 The Proposed Development satisfies CS Policies EN17, EN18 and DM1 and Policy P2 of the Framework.

Archaeology

8.23 An Archaeological Desk-based Assessment, prepared by Civic, identifies (as far as possible from existing records) the nature, extent and significance of archaeological resource within the Application Site and the character of the historic built environment. It concludes that the potential for the Application Site to contain buried archaeological remains is considered to be moderate. Remains may include late 19th Century Victorian Villas, hot houses, an electricity deport and outbuildings that are of limited archaeological interest.

8.24 Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), it is anticipated that no further investigation of below-ground archaeological remains will be required.

8.25 Therefore, the Proposed Development complies with PfE Policy JP-P2, CS Policy EN3 and Chapter 20 of the Framework.

Biodiversity and Ecology

8.26 The Preliminary Ecological Appraisal ('PEA'), prepared by United Environmental Services Ltd, provides an assessment of potential ecological impacts associated with the Proposed Development. It concludes that there is no statutorily protected sites within the boundary of the Application Site or within a 2km radius.

8.27 There are several scattered trees across the Application Site in varying states of maturity. The PEA recommends these trees should be retained where possible and the Root Protection Areas ('RPAs') should be established and implemented around any trees which are to be retained. Where it is necessary for construction activities to be undertaken near RPAs, these should be adequately protected by appropriately designed barriers and ground protection throughout.

8.28 The PEA identifies the potential for a range of species to be present or traverse the Application Site:

- **Bats** – A detailed Bat Scoping Survey has been carried out. It summarises that the quality of roosting habitats within the existing buildings are low to negligible. The foraging opportunities are limited to the areas of introduced shrub and ruderal vegetation. The PEA recommends a further bat presence / absence

survey to be conducted to determine the species and number of bats present; also, to give sensitive consideration of construction and operational phase where applicable. As part of the proposal, there will be provision of bat boxes to increase the roosting opportunities for bats on-site.

- **Birds** – The small area of introduced shrub has limited potential to support nesting birds. As such, it is recommended that sensitive consideration of construction and operational phase to be given where applicable. As part of the proposal, there will be provision of bird nest boxes.

- **Invasive species** – The non-native, invasive species of wall cotoneaster and Himalayan cotoneaster were identified within areas of introduced shrubs onsite. The PEA requires the invasive species will need to be eradicated prior to the start of works in the affected area.

8.29 Observations of other wildlife species are also recorded. It can be concluded that it is highly unlikely that there will be presence of amphibians, reptiles, badger, hazel dormouse, hedgehogs, otter, water vole and white-clawed clayfish and hedgerows.

8.30 The enclosed Biodiversity Gain Plan, prepared by United Environmental Services Ltd, confirms the Proposed Development will result in a net loss of 36.35%, with an overall loss of 0.85 habitat units. Due to there being no hedgerow or watercourse habitats on-site, no corresponding hedgerow or watercourse units are recorded.

8.31 To achieve a 10% biodiversity net gain, the Proposed Development would have to provide 2.57 habitats units. The Proposed Development is therefore a 1.08 units shortfall to comply with the national planning policies and BNG mandate. It is considered not feasible to provide a 10% biodiversity net gain on site, and the remaining deficit will have to be delivered through off-site compensation.

8.32 Subject to the 10% biodiversity net gain – which will be secured under the Regulation 16 of the Town and Country Planning (England) Regulations 2012, the Proposed Development complies with PfE Policy JP-G7 and JP-G8, CS Policy EN15 and Chapter 19 of the Framework.

Flood Risk and Drainage

8.33 The submitted Flood Risk Assessment and Outline Drainage strategy (prepared by Ridge) demonstrates that the Application Site is located entirely within Flood Zone 1 and is therefore at low risk of fluvial flooding. Surface water flood mapping indicates low risk, with localised ponding of external areas during extreme events that coincide with areas in the topographic survey that are low-lying. The Site is also at low risk from groundwater, artificial sources, and infrastructure failure.

8.34 A sustainable drainage strategy has been developed in accordance with SuDS principles and the drainage hierarchy. Site investigations indicate that infiltration techniques are unlikely to be feasible due to the presence of low permeability glacial till and groundwater constraints, while there are no nearby watercourses or surface water sewers available for discharge. Surface water from the new-build elements will therefore be managed through a combination of rain gardens, bioretention features,

below-ground attenuation storage and oversized pipework where required before discharging at a controlled rate to the existing combined sewer network. The strategy delivers a 50% reduction in the existing brownfield runoff rate for the new development areas, resulting in a significant betterment over the current situation in accordance with the LLFA requirements.

8.35 Attenuation storage of up to approximately 460m³ will be provided to accommodate the 1 in 100-year rainfall event, including climate change allowances, while long-term maintenance arrangements will ensure ongoing effectiveness of the drainage infrastructure.

8.36 Proposed foul water flows will discharge to the public combined sewer network at an unrestricted rate, confirmed by United Utilities PDE Response in May 2026.

8.37 Overall, the submitted FRA and Drainage Strategy concludes that residual flood risks are low, can be appropriately managed through design and maintenance measures, and do not represent a constraint to the proposed development. In light of the above, the Proposed Development satisfies CS Policy EN14 and Chapter 18 of the Framework and subject to inclusion of the mitigation measure identified, it is anticipated that flood risk and surface water from the development can be managed safely and sustainably.

Broadband Connectivity and TV & Radio Reception

8.38 A 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.

8.39 The assessment confirms that existing broadband infrastructure and good connectivity is already available, with fast download speeds likely to be experienced. However, it is recommended that BT Openreach are engaged to facilitate a connection to their fibre network.

8.40 A Television and Radio Reception Impact Assessment, prepared by GTech Surveys Limited, has assessed the impact of the proposed development on the TV and radio reception in the surrounding areas as a result of the Proposed Development.

8.41 The Proposed Development is likely to cause reception issues for the reception of DDT services to the immediate south-east of the Application Site and the digital satellite television services up to 84m north-west from the base of the tallest proposed structure, should satellite dishes be located and in use in this area. The use of cranes, during construction, could also cause signal disruption in similar areas.

8.42 Overall, the Proposed Development is compliant with PfE Policy JP-C2 and CS Policy DM1.

Designing Out Crime

8.43 The application is accompanied by a Crime Impact Statement (CIS) which has been prepared by the Greater Manchester Police. The CIS confirms a number of positive aspects of the scheme including good levels of ground floor activity, surveillance and

design that fosters community relations within the development. The CIS concludes that the design will not lead to an increase in crime.

8.44 The Proposed Development includes a number of management and security measures typical of this type of development to ensure the safety of its residents and visitors. The main entrance will be accessed via an electronic access control system for residents and staff. The arrangement of the lobby space will be controlled via a concierge and security measures have been carefully incorporated into the building design to ensure it is secure without visibly announcing that the design was concerned about crime.

8.45 The CIS has recommended some design features to further reduce the risk of crime including automated vehicle and pedestrian gates, lighting and CCTV cameras and secure cycle storage. The recommendations with the CIS have been taken into account through the design of the scheme and accommodated as far as possible.

8.46 Taking into consideration the findings of the CIS, the Proposed Development is considered in compliance with PfE Policy JP-P1, CS Policies EC1 and DM1 with regard to matters of security.

Waste Management

8.47 The Waste Management Strategy, prepared by Plymouth Grove Residential LLP, demonstrates that the operational wate arising from the Proposed Development will be managed accordingly. It also provides waste forecasts for each element of the Proposed Development; adequate waste storage will be provided within the new bin stores and waste management on-site will be overseen by members of staff and on-site management.

8.48 Refuse vehicles will be able to service the site in a safe and efficient manner utilising the access road and existing roads, and to service the site in forward gear with no reversing movements.

8.49 Overall, the Proposed Development is designed to be in accordance with PfE Policy JP-S6 and CS Policy EN19.

Fire

8.50 A Fire Statement, prepared by Sedrow Fire Engineering, has been submitted in support of this application. The Fire Service Access plan (dwg ref. 0670-HOD-XX-R1-SK-A-SK20211) has been enclosed in the Fire Statement. It illustrates that Buildings A, C and D will have fire fighting shafts with fire fighting lifts and Building B will have a dry riser in its central stair. There are existing public hydrants located nearby and two additional new hydrants will be provided as part of the Proposed Development.

8.51 It demonstrates that the fire strategy has been designed in accordance with the BS9991 guidance; as such, there are no particular fire safety concerns that need to be addressed, neither in nor around the building. It is, however, noted that the tenants of the NHS unit at the ground and first floor in Block D will be responsible for their own fire strategy and it will not affect the wider development.

9. The Benefits of the Proposed Development

9.1 The preceding sections of this Planning Statement have considered the Proposed Development against the prevailing planning policy framework and other material considerations. This section brings together those findings and considers whether, on balance, planning permission should be approved for the Proposed Development.

9.2 Extensive assessment has shown that the proposed development would satisfy the requirements of policies relating to a wide range of technical and environmental considerations. Any harms will be minimised and mitigated. Substantial benefits will arise. The overarching benefit of the Proposed Development is the comprehensive regeneration of a currently underutilised and deteriorated site within a prominent location, for a range of uses which will directly support the success of the Oxford Road Corridor.

9.3 The benefits of the Proposed Development can be summarised as follows:

Social Benefits

- **A strategic regeneration contribution** – the Proposed Development will see the comprehensive regeneration of a prominent Site. The Scheme will physically reintegrate the site into the surrounding neighbourhood, intensify activity, significantly improve the public realm and enable and encourage pedestrian permeability. It will contribute toward meeting the aspirations of a range of the Council's regeneration and growth strategies in supporting the success of the Oxford Road Corridor.

- **Supporting the creation of sustainable and balanced communities** – the Proposed Development will provide a genuine mix of accommodation, directly responding to the specific needs of the students and staff of the Oxford Road Corridor. Furthermore, in doing so it will help free up non-dedicated residential accommodation elsewhere in Manchester by easing pressure on the general housing market, specifically the reliance on HMOs.

- **Providing a safe and attractive places for students and key workers to live** – the development will provide bespoke, high-quality accommodation with unrivalled community, social and management facilities, including on-site security and social/amenity spaces in a liveable environment conducive to supporting students in their studies, providing key workers affordable and flexible accommodation and promoting a sense of community.

- **Supporting Healthcare Workforce Recruitment and Retention**: the development will provide 211 units of dedicated key worker accommodation in a location immediately adjacent to Manchester Royal Infirmary and within easy reach of the wider Oxford Road Corridor. The accommodation is specifically intended to support healthcare professionals, researchers, trainees and other key workers who require flexible and professionally managed accommodation close to major employment destinations. In doing so, the scheme will assist

recruitment, retention and workforce mobility within Manchester's healthcare and research sectors.

- **Support the continued investment in Health Care assets along the Oxford Road Corridor** – the Proposed Development will enable the NHS Renal Dialysis Unit to significantly expand and modernise its current facilities, whilst maintaining its close relationship with Manchester Royal Infirmary and reducing pressure on the constrained acute hospital campus.

- **Outward Facing Commercial/Community Unit** – the Proposed Development will deliver an outward-facing development, specifically the flexible commercial/community unit fronting Hathersage Road, and active frontages at street level elsewhere, including Carmoor Road. This will create natural surveillance for the public realm and provide a new facility for the benefit of the existing and future community.

- **Public Realm Improvements** – The Proposed Development will create an attractive, greener and more welcoming public realm, with active frontages, landscaped spaces, improved pedestrian connections and amenity spaces that encourage people to spend time in the area and foster a strong sense of place. In contrast to the current situation, create a place that is an integrated part of the surrounding community of Ardwick.

- **The Community Benefit and Social Value Framework** - Beyond the significant physical regeneration of the site, the Applicant has developed a Community Benefit and Social Value Framework to ensure that the benefits arising from the development are shared with the wider Ardwick community as well as future occupiers. The framework has been developed in direct response to consultation undertaken during the evolution of the proposals and reflects the Applicant's ambition to ensure that the development becomes a positive and engaged part of the local community.

    - The framework identifies a number of priority areas for action, including:

    - Promotion of local employment, training and apprenticeship opportunities associated with the development;

    - Support for community-led environmental improvement initiatives and neighbourhood enhancement projects;

    - Ongoing engagement with residents during construction to minimise disruption and respond constructively to concerns;

    - Exploration of measures that support local transport and parking management objectives where appropriate;

    - Collaboration with local organisations and stakeholders to identify opportunities for investment in the wider area;

- Partnership working to strengthen local identity, promote community wellbeing and support placemaking initiatives.

Economic Benefits

9.4 With reference to the Socio-economic Regeneration Impact Assessment, the Proposed Development will generate the following economic benefits:

- **Construction Phase** – the Proposed Development is estimated to directly support 520 person-years of employment (equating to an average of 260 gross direct FTE jobs over 2 years). All whilst generating a total contribution of £65 million GVA to the Greater Manchester economy.

- **Operational Phase** – the Proposed Development has the potential to support a total expenditure of £4 million per year, a significant proportion of which will be retained locally supporting businesses in Ardwick, Manchester city centre, neighbouring district centres and across the city region. The development is estimated to support 25 new FTE jobs on-site, and 35 jobs in the retail and leisure sectors as a result of resident expenditure. A total of £1.6 million GVA for the Greater Manchester economy will be generated each year, including £1.2 million concentrated in Manchester. It is anticipated the development will contribute £570,000 through Council Tax and Business Rate payments to MCC.

- **Reducing reliance of HMOs** – the Proposed Development will reduce the supply-demand gap of student accommodation and key worker accommodation, thereby relieving pressures on the private rental sector within the Ardwick neighbourhood.

- **Supporting the economic success of the Corridor** - the proposals will support the continued success of Manchester's healthcare, research and education sectors by increasing the supply of accommodation available to those working within these strategically important industries.

- **Increased footfall** – additional footfall would be attracted into the area, encouraging further investment and creating benefits from the opportunities of increased activity in the area.

Environmental Benefits

- **Brownfield Land** – The Proposed Development will allow for the effective and efficient utilisation of a sustainably located brownfield site and the provision of uses for which there is an acute need. The re-use of the existing Octagon House building is a fundamentally sustainable approach to redeveloping the site, and the intensification of development in the rest of the Site constitutes efficient use of land.

- **Promoting Active Travel** – the highly sustainable location of the Application Site, and provision of accommodation close to the occupiers place of work allows for the Proposed Development to be mostly car-free and promotes sustainable modes of transport, including active modes. This contributes towards healthy

lifestyles, the positive experience of the urban environment and minimising pollution and the impacts of climate change.

- **Enhanced Landscaping** – the existing site primarily comprises Octagon House and associated hardstanding. The habitats on site are largely limited to areas of shrub and scattered trees. The Proposed Development will introduce a comprehensive scheme of soft landscaping and planting which will deliver an improvement on the existing landscape and represent a greening of the site overall. The Proposed Development will achieve a 10% net gain in biodiversity compared to the existing situation through a combination of on-site and off-site provision.

- **Improved appearance** – the proposals will remove existing visual eyesores. The physical regeneration of the Application Site will improve its appearance and the environmental quality of this part of Ardwick.

10. Planning Balance and Conclusion

10.1 This Planning Statement has been prepared by Turley on behalf of Plymouth Grove Residential LLP in support of an application for full planning permission for the refurbishment and redevelopment of Octagon House at Hathersage Road in Manchester, alongside the delivery of three new residential buildings ranging from 4 to 11 storeys, delivering a mixed-use development comprising key worker accommodation, purpose-built student accommodation (PBSA) and standard residential uses, expanded NHS renal dialysis facilities, amenity space and commercial/community uses.

10.2 The Proposed Development represents a rare opportunity to deliver the comprehensive regeneration of a prominent but long-underutilised brownfield site in a highly sustainable and quickly evolving part of Ardwick. The Proposals will create a vibrant and genuinely mixed-use development which directly supports the success of the nearby health and education institutions within the Oxford Road Corridor and reintegrates the site into the surrounding community.

10.3 Central to the Proposals is the aim of realising the positive physical regeneration of an increasingly degraded site. The scheme focusses on the retention and renewal of Octagon House and the redevelopment of the wider site in a manner that contributes to the architectural and place making qualities of its wider surroundings delivering a significant environmental enhancement to the local area.

10.4 There is a pressing need for more student and key worker accommodation in Manchester. This is having adverse consequences on the mainstream housing market (which students and key workers are increasingly reliant on to meet their residential needs) and the affordability of Manchester as a place to live.

10.5 This is affecting the sustainability of existing communities, particularly those in and close to the Oxford Road Corridor. The proposed development will help satisfy the city-wide need for additional student accommodation and contribute to managing the reliance on the mainstream housing market by students and key workers with specific needs.

10.6 Beyond the substantial physical, economic and social benefits delivered through the development itself, the proposals are accompanied by a Community Benefit and Social Value Framework developed in direct response to consultation feedback. The framework establishes a long-term commitment to community partnership, local engagement and neighbourhood improvement. Whilst proportionate to the scale of the development, it provides confidence that the Applicant is committed to ensuring the benefits arising from investment in the site are shared with the existing community and not solely future occupiers. This represents a material social benefit which should be afforded positive weight in the planning balance.

Planning Balance

10.7 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material

considerations indicate otherwise. As demonstrated in this Statement, the application proposals accord with the relevant policies of the Development Plan, when read as a whole.

10.8 As set out in Section 8, the Proposed Development will deliver a wide range of significant material, social, economic and environmental benefits. The only identified harm relates to the impact of the development on the significance of Victoria Baths (grade II* listed building). The Heritage and Townscape Visual Statement identifies that the Proposed Development would result in some harm derived from the presence of Block C within the background of the listed building in views from Hathersage Road. However this level of harm is concluded to be “less than substantial” and at the lowest end of that scale.

10.9 In line with national policy, including Policy HE6 (4), this level of harm is clearly outweighed by the significant public benefits set out. 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 no material considerations exist that would warrant refusal.

10.10 Planning permission should therefore be granted without delay, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Policy S3 of the Framework.

Appendix 1: Tall Building Statement

1. Introduction

1.1 This Tall Building Statement ('TBS') has been prepared by Turley on behalf of Plymouth Grove Residential LLP. The TBS is in support of an application for the refurbishment and redevelopment of Octagon House at Hathersage Road in Manchester, alongside the delivery of three new residential buildings ranging from 4 to 11 storeys, delivering a mixed-use development comprising key worker accommodation, purpose-built student accommodation (PBSA), conventional residential uses, expanded NHS renal dialysis facilities, amenity space and commercial/community uses.

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) CS (CS) (2012).

MCC CS (2012)

1.3 Policy EN2 of the CS defines tall buildings, as:

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

1.4 Whilst there are other tall buildings within the area surrounding the Application Site at present, it is acknowledged that elements of the Proposed Development will be of a larger scale than the existing building on site, and taller than much of its surroundings.

1.5 The Application Site is located within the inner-city area of Manchester, circa 2km to the southeast of the City Centre and within the western part of the Ardwick ward. Within the surroundings, buildings are a mixture of traditional red brick Victorian terrace blocks and more recent residential development. Immediately adjacent to the PDS is Victoria Point Student Accommodation which consists of 6 residential blocks ranging between 3- and 5- storeys . In proximity to the PDS are the Victoria Baths, a distinctive building in the townscape and built of red brick with cream stone bands. To the west of the PDS lies the Manchester Royal Hospital and more institutional buildings with large footprints and heights ranging from 3- to 7-storeys.

1.6 Policy EN2 sets out criteria for which tall buildings will be supported, these include:

- 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 It is evident from the Planning Statement and the Design and Access Statement (submitted to support the planning application) 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 high-quality development and will deliver significant regeneration benefits to the wider area. The Proposed Development is therefore compliant with Policy EN2.

Guidance on Tall Buildings

1.8 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.

1.9 Advice Note 4: Tall Buildings sets advice on tall buildings. This is summarised in Figure 1.1 below:

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.

Figure 1.1 Extract of Historic England Advice Note 4

1.10 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 (DAS) should inform all tall building proposals.

1.11 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

1.12 The guidance contained within the Guidance on Tall Buildings (2007) provided 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

1.13 The assessment section of this report will assess the Proposed Development against this 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, particularly those of historical significance. The Planning Statement assesses the potential impacts of the development on the local environs and built environment. The outcome of this assessment has demonstrated that the baseline environmental conditions have been considered and the proposed design has evolved in-line with the opportunities and constraints of the Application Site, such that the Proposed Development is of suitably high-quality and architectural quality that will respect and sympathise with the existing built environment. Where harm is identified to the historic environment, the Planning Statement has demonstrated that there are multiple material benefits that demonstrably outweigh this harm, which is considered to be of “less than substantial” in NPPF terms.

2.3 The immediate context surrounding Octagon House is characterised by a varied range of building heights, reflecting the area’s ongoing transition and redevelopment. Whilst the residential streets to the north and south are predominantly formed of traditional two and three-storey terraced housing, taller buildings are concentrated along the principal routes of Hathersage Road and Upper Brook Street, where larger institutional, healthcare and residential developments are located.

2.4 Octagon House itself is a prominent five-storey building within this context and is increasingly being joined by new mid-rise development in the surrounding area. Most notably, the adjacent Victoria Point PBSA scheme which has received planning consent for a series of buildings ranging from four to twelve storeys, with the tallest element positioned immediately adjacent to the east of the site. A further five-storey residential development on Carmoor Road is currently under construction, reinforcing the emerging pattern of higher-density development around Octagon House.

2.5 The surrounding context therefore demonstrates a clear transition from lower-rise residential streets towards taller, more urban forms of development. The site occupies a key position within this changing townscape, making it well placed to accommodate a carefully considered increase in scale whilst respecting the character of the surrounding area

2.6 It is accepted that the Proposed Development would introduce additional built form to the area; however, it is considered that this development would reflect the existing context and uses and is deemed appropriate to the character of the surrounding area.

2.7 Alongside this, the Design and Access Statement describes how the scale, mass and form of the Proposed Development has evolved appropriately in response to the Application Site’s immediate and wider context.

Effect on historic built environment

2.8 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 and Archaeological Remains.

2.9 The application is supported by a Heritage, Townscape and Visual Assessment (prepared by Turley) which presents a Framework compliant assessment of the impact of the Proposed Development on the setting and significance of the nearby listed buildings and conservation areas and an assessment of any resultant harm on heritage assets as a result of the Proposed Development.

2.10 Additionally, the accompanying TVIA presents an assessment of the impact of the Proposed Development upon the townscape qualities of this part of Manchester and the developments visual impact. The assessment considers the visual impact of the development from representative viewpoints.

2.11 A summary of these assessments in relation to the criterion above is presented below:

- The Proposed Development would have a combination of effects on the significance of Victoria Baths (grade II* listed building), most of which are positive and associated with the improvement of the character and quality of the setting in which the asset is experienced. The Proposed Development would result in some harm derived from the presence of Block C within the background of the listed building in views from the south east on Hathersage Road, where the building's silhouette would be interrupted. The level of harm is concluded to be "less than substantial" in NPPF terms and at the lowest end of that scale. The Planning Statement has considered the public benefits arising from the scheme, in light of the identified harm. It is demonstrated that there are significant material public benefits that would demonstrably outweigh the less than substantial harm, recognising the considerable importance and weight that must be given to heritage harm.

- From a townscape perspective, the proposals are assessed as making a positive contribution to the character and appearance of the local area. The scheme would enhance the quality of the built environment through the refurbishment of Octagon House, the introduction of high-quality contemporary buildings, active frontages, new pedestrian routes, tree planting, rain gardens and improved public realm. The assessment concludes that effects on surrounding townscape character areas are either beneficial or neutral, with no adverse townscape effects identified.

- The visual assessment similarly concludes that the scheme will generally improve views from the streets immediately surrounding the site, particularly along Hathersage Road and Carmoor Road, where the existing development currently makes a limited contribution to visual amenity. More distant views are largely screened by existing urban development and vegetation, with the proposed buildings typically appearing as part of an established urban backdrop. Beneficial

visual effects are identified for receptors closest to the site, whilst neutral effects are concluded for views from Victoria Park Conservation Area and other more distant locations.

2.12 Having regard to the conclusions of the Heritage Statement and TVIA, it can be concluded that the Proposed Development presents an appropriate design solution that would contribute positively to the city's skyline.

Effect on World Heritage Sites

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

The 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 A Transport Assessment and Framework Travel Plan have been prepared to assess the impacts of the Proposed Development and are submitted to support this application.

2.16 The Transport Assessment demonstrates that due to the location of the development and the accessibility of the Application Site by public transport, the proposal is not expected to result in material changes in local network traffic condition within the city centre.

2.17 The Transport Assessment concludes that the Application Site is within a highly accessible location, confirming that it is served by a wide range of sustainable modes of transport (train, bus, and cycle route). It is also within walking distance of key services and facilities in the city centre. The Proposed Development will also include a sufficient provision of secure cycle storage facilities for residents and visitors to store their bicycles.

2.18 A low number of car parking spaces (51 spaces) is provided as part of the proposal, which is considered acceptable due to the sustainable location of the Proposed Development.

2.19 Having regard to the Application Site's highly sustainable location, it is considered that the development of the proposed height is appropriate in this location. Achieving a dense scheme makes efficient and effective use of the Site in this regard, whilst supporting MCC strategies which focus on boosting the supply of PBSA in sustainable locations and provide localised regeneration to their communities.

The architectural quality of the building

2.20 The Design and Access Statement sets out how the design of the Proposed Development has been carefully informed by the context of the Application Site to achieve a high quality design that responds positively to its surroundings. The principles that underpin the high architectural quality of the design can be summarised by as follows:

- Retention-led regeneration approach that reuses and transforms the existing Octagon House rather than demolishing it, preserving a local landmark whilst significantly reducing embodied carbon and environmental impact.

- Carefully considered massing strategy that steps building heights in response to neighbouring developments and surrounding streets, reducing perceived scale and integrating sensitively into the evolving townscape.

- Clear architectural hierarchy of base, middle and crown, creating legible and elegant building compositions that relate to local architectural traditions whilst maintaining a contemporary identity.

- Highly articulated façades featuring vertically proportioned bays, deep reveals, framed apertures, textured materials and a rational grid, creating depth, shadow, visual richness and a strong human scale.

- Refined material palette combining red brick plinths, precast concrete upper levels, zinc crown elements and a bespoke perforated metal veil, delivering durability, craftsmanship and visual coherence across the development.

- Innovative bespoke metal veil to Octagon House, providing solar shading, environmental performance and a distinctive architectural identity through an octagonal perforation pattern derived from the building's heritage.

- Integration of architecture and landscape, with buildings arranged to frame new courtyards, roof gardens, green boulevards and public spaces that enhance amenity, connectivity, biodiversity and the overall quality of the place.

The 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 DAS, the Environmental Standards Statement (ESS) and Energy Strategy which accompanies this planning application.

2.23 The Energy Strategy confirms that the design of the Proposed Development conforms to best practice sustainability criteria applicable to this development. Sustainability is a fundamental aspect of the scheme, with the proposals working towards net zero carbon, circular economy, biodiversity enhancement and health & wellbeing. The repurposing of the existing building follows national campaigns for the repurposing and refurbishment of existing buildings where possible. Key sustainability features of the Proposed Development include:

- Development of a brownfield site in a highly sustainable location and reusing existing buildings where feasible;

- Commitment to building design in accordance with the principles of the energy hierarchy, using fabric efficiency measures and low carbon and renewable technologies;

- Incorporation of water efficiency measures in design to reduce potable water consumption;

- Incorporation of sustainable transport measures, such as EV chargers, cycle storage spaces and facilities to ensure building users can make use of the existing transport network;

- Mechanical ventilation heat recovery (MVHR) and air source heat pumps will be used in buildings;

- Commitment to ensuring all forms of pollution are minimised in design and construction, with the aim of achieving a minimum of air quality neutrality;

- Commitment to positively enhancing the site biodiversity through the incorporation of ecological enhancement measures to provide an overall biodiversity net gain; and

- Maximising the wellbeing for users of the Proposed Development and local community including safety, access to open space, and amenity facilities.

The 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.

2.25 The Proposed Development has been designed to the highest standard; this is evident through the development of the architectural plans and drawings which have been submitted. The scheme has evolved positively to feedback received from the local community during the comprehensive programme of pre-application stakeholder and community consultation.

2.26 The scheme has also been subject to a series of pre-application discussions with Senior Officers of MCC, key stakeholders and engagement with the local community.

2.27 The Proposed Development has been developed with input from a highly experienced and comprehensive team of specialist consultants who are experienced in advising on all aspects of tall buildings and hold the relevant technical qualifications to do so. The team comprises:

Discipline	Company
Applicant, Site Owner/Developer	Plymouth Grove Residential
Architects	Hodder Architects
Landscape Architect	Hodder Architects
Green and Blue Infrastructure	Layer Studio
Planning Consultant	Turley

Discipline	Company
Archaeology	Civic
Ecology and Biodiversity	UES
Arboriculture	LUC
Heritage and Townscape	Turley
Daylight/Sunlight	EB7
Sustainability and Energy	Ridge
Fire Safety	Sedrow
Flooding and Drainage	Ridge
Noise	Sandy Brown
Strategic Communications	Keeble Brown
Highways, Transport and Waste	SLR
Air Quality	Hoare Lea
TV & Broadband	GTech
Socio-economic and HIA	Turley

The contribution to public space and facilities

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

2.29 The Proposed Development achieves this objective by seeking to:

- Open up the Application Site when compared to the existing situation creating an attractive, greener and more welcoming public realm, with active frontages, landscaped spaces, improved pedestrian connections and amenity spaces that encourage people to spend time in the area and foster a strong sense of place.

- Creating a place that is an integrated part of the surrounding community of Ardwick. This includes re-instating Curzon Street as a green boulevard prioritising pedestrian connectivity around and through the development.

- Creating an active and engaging frontage to Hathersage Road through the provision of an additional commercial / community facility for the neighbourhood.

2.30 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 effect on the local environment

2.31 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.

2.32 Assessment have been undertaken in respect of ecology, townscape and views, built heritage, air quality, noise, daylight and sunlight, socio-economics and social value, and climate change to establish the impact which the Proposed Development will have on the local environment. The summary of these assessments is detailed within Chapters 7 and 8 of the Planning and Tall Building Statement.

2.33 The assessments demonstrate that:

- The vast majority of habitable rooms will receive good daylight levels in excess of BRE targets, with the impacts on neighbouring properties sunlight and daylight negligible.

- The impacts on air quality from traffic generation are not considered to be significant and no mitigation measures are required for the operational phase of the development.

- The Proposed Development is well-suited locationally, quantitively and qualitatively in making an effective contribution towards meeting local needs for local people.

- The development aims to achieve net zero carbon, circular economy, biodiversity enhancements, health and wellbeing, through implementing a series of environmental standards.

- The Application Site possesses only common and widespread habitats of little ecological value and has limited potential to support all notable and/or protected species.

- The proposed blue and green infrastructure (including green roods, raingardens, landscaped gardens) will improve the flooding and drainage discharge rates across the Application Site.

- The Application Site is sustainably located with good accessibility to sustainable transport modes and through appropriate levels of cycle parking and a Travel Plan will promote active travel amongst the future student residents.

2.34 Collectively, the assessment of environmental factors demonstrate that the scheme will not result in any materially significant adverse effects subject to specified mitigation measures. Whilst less than substantial harm is identified as a resultant factor on the Grade II* listed building, the public benefits that will be delivered by the Proposed Development demonstrably outweigh this harm, as has been demonstrated in Section 10 of the Statement

Contribution made to the permeability of the site

2.35 As described above, the Proposed Development delivers a high-quality public realm designed to significantly enhance connectivity from the Application Site within the surrounding areas.

2.36 The scheme is designed to be outward-looking, focusing on re-integrating the site into the surrounding community.

2.37 The proposals will significantly improve the permeability of the Site, which is currently constrained by perimeter fencing, gated access points and limited opportunities for pedestrian movement. The development will introduce a series of landscaped courtyards, public realm improvements and pedestrian connections that better integrate the Site with the surrounding neighbourhood and create a more accessible environment for residents, visitors and the local community.

2.38 The scheme also promotes active travel by capitalising on the Site's highly sustainable location within the Oxford Road Corridor, which benefits from excellent public transport accessibility and high-quality cycling infrastructure. Together, these measures will improve connectivity, encourage journeys by walking and cycling, and support wider sustainable transport objectives.

The provision of a well-designed environment

2.39 This criterion requires the quality of life for those who use the building, including function, fit for purpose, and 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.

2.40 The Proposed Development is sustainably located, close to key amenities and university campuses. The proposal responds appropriately to its location and provides a well-connected development that provides access to employment/learning and social opportunities – all within walking distance.

2.41 The Proposed Development will deliver high-quality internal and external amenity spaces, including spaces for the local community. These include large areas for communal gathering and socialising, exercising, co-studying and relaxing in landscaped gardens. The proposed commercial / community unit, fronting on Hathersage Road, also provides opportunity for a range of uses, creating an active streetscene and further integration with the existing community.

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

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 criterion through the various reports included within the planning application and technical assessments.

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

- The development is sustainably located in relation to transport infrastructure, being in a very accessible part of the city, close to key amenities and the university and hospital campuses, and is therefore suited to high-density development;
- The scheme is of an appropriate architectural style which is reflective of the Application Site's surroundings, being of high-quality design which is sympathetic to the nearby designated heritage asset and wider local area.;
- The Proposed Development is deliverable and the architectural design is appropriate for its intended use;
- The development embraces the surrounding public realm, through providing an active frontage to enhance and enliven the street scene, whilst enhancing public areas to a high quality that benefits the wider community;
- The Proposed Development will not result in any materially significant adverse effects, that cannot be suitably mitigated or overcome through specified measures;
- The redevelopment of the Application Site will replace an outdated, poor-quality and sub-standard building in degraded and closed off surroundings which currently detracts from the experience and environmental quality of the locality; and
- 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 of MCCs planning policies for the development of tall buildings.

Appendix 2: Planning Policy Summary

1. Introduction

1.1 This Appendix sets out the policies and planning guidance pertinent to the Proposed Development, including a detailed review of national and local planning policy and other material considerations indicate otherwise.

1.2 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. The principal documents which provide the relevant planning and economic policy context for the determination of this planning application are as follows:

1.3 The adopted Development Plan comprises:

- The Manchester Core Strategy ('CS') (2012) and Addendum (2024)
- Places for Everyone Joint Development Plan ('PfE') (2024)
- Saved policies of the Manchester Unitary Development Plan ('UDP') (1995)
- Greater Manchester Waste Development Plan (April 2012)
- Greater Manchester Minerals Plan (April 2013).

1.4 Other material considerations include:

- The National Planning Policy Framework ('the Framework') (August 2026)
- Resolution of Manchester City Council Executive relating to Purpose Built Student Accommodation (December 2020 and May 2023)
- The Corridor Manchester Strategic Spatial Framework (March 2018)
- Greater Manchester Housing Strategy 2019 – 2024 (2019)
- A Greater Manchester Vision for Housing (2019)
- Greater Manchester Strategy (2017)
- Guide to Development in Manchester Supplementary Planning Document (2007)
- Green and Blue Infrastructure Strategy (2015 – 2025)
- Our Manchester Strategy – Forward to 2025
- Manchester Climate Change Framework (2020 – 2025)

1.5 MCC is progressing with the preparation of a new Local Plan ('the emerging plan') to provide an up-to-date strategy for guiding development across the City over the next

15 years (to 2040). Consultation on the Regulation 19 draft of the Local Plan is anticipated to commence in August 2026. Given the stage of its preparation, it is considered only limited weight can be afforded to the policies of the emerging Local Plan as a material consideration in the determination of the application.

1.6 The Manchester CS was adopted in July 2012 and comprises the key document in the Manchester Local Plan in which planning applications are assessed against. The document has replaced many existing elements found within the Manchester UDP and sets out the long-term strategic policies and objectives for future development within Manchester. Despite being superseded by the CS, the UDP contains a number of ''saved'' policies that create part of the Development Plan.

Manchester CS

1.7 The CS was adopted in 2012 and sets out the long-term spatial vision and policies for the City for duration of the plan period (2012 to 2027).

1.8 The vision for the city outlines that, amongst other things, by 2027 Manchester will be:

- A successful and accessible City in the front rank of cities in Europe and the world.
- Meeting the challenge of climate change at the forefront of environmental initiatives and improvements and continuing to deliver sustainable development and a more effective Green Infrastructure.
- A city with an increased and sustainable healthy population and a community which both benefits from and drives the City's productivity upwards.
- A city with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced. Neighbourhoods in the North and East of the City will have benefited from a significant increase in the quantity and quality of housing.
- A city with thriving district centres, which have a distinct local character and provide a good range of accessible public services, retail and local facilities.
- A city defined by excellence in urban design and environmental quality, where its distinctive historic environment is understood, valued, cared for and its potential fully realised.
- A city where residents and visitors regularly enjoy a network of quality open spaces, parks and river valleys, enriched with biodiversity, which provide recreational routes and opportunities for sport across the City.

1.9 In order to achieve the Vision, the CS sets out six Spatial Objectives relating to areas including the economy, housing, transport, the environment and climate change. Those of relevance to the proposed development are as follows:

- **Spatial Objective 1 (Spatial Principles)** is of consideration for the proposed. The objective seeks to provide a framework within which the sustainable development of the City can contribute to halting climate change. In particular, by seeking to guide the scale and distribution of economic, housing, transport, environmental, health, education and other service and infrastructure investment across the City.

- **Spatial Objective 2 (Economy)** is of relevance to the proposals. The objective is intended to support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

- **Spatial Objective 3 (Housing)** is of particular relevance to the proposed development. It sets out that Manchester should provide for a significant increase in high quality housing provision at sustainable locations to both address demographic needs and support economic growth. This objective emphasises the need to create sustainable lifetime neighbourhoods with high quality environments, good local facilities and easy access to employment opportunities.

- **Spatial Objective 6 (Environment)** relates to the proposed. It sets out that Manchester should protect and enhance the natural and built environment of the city and ensure sustainable use of natural resources, in order to mitigate and adapt to climate change, improve air, water and land quality, recreational opportunities and ensure that the city is inclusive and attractive to residents, workers, investors and visitors.

Spatial Location and Principles

1.10 The CS does not set out site specific proposals or allocations; it instead defines the broad development requirements and the spatial locations for delivering new delivering new development over the plan period. The CS identifies that the application site is within the defined "Inner Area".

1.11 **Policy SP 1 (Spatial Principles)** outlines a number of key spatial principles designed to guide the strategic development of Manchester to 2027. The principles identify that the Inner Areas providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment; and that new development should maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport. Furthermore it requires all development in the City to make a positive contribution to neighbourhoods of choice including creating well designed places, that make a positive contribution to health, safety and wellbeing, whilst considering the needs of all members of the community.

1.12 **Policy EC 8 (Central Manchester)** supports development that ensure employment within Central Manchester complements those uses within the City Centre; improve public transport, walking and cycling connectivity between residential neighbourhoods; and creating a positive sense of place at the interface of the residential areas, using design and public realm.

1.13 **Policy H 1 (Overall Housing Provision)** states that new housing will be predominantly in the North, East, City Centre and Central Manchester. The density shall generally be 40 units per hectare, and 90% of residential development will be on previously developed land. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. New residential developments should take account of the need to Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population; the design and density of a scheme should contribute to the character of the local area, and should make provision for appropriate usable amenity space; address any existing deficiencies in physical, social or green infrastructure.

1.14 **Policy H 5 (Central Manchester)** specifies that Central Manchester will accommodate around 14% of new residential development with an approximate net dwellings of 8200. Priority will be given to high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct).

Purpose Built Student Accommodation

1.15 **Policy H 12 (Purpose Built Student Accommodation)** states that the development of PBSA should be close to the University campuses or within areas with high frequency public transport routes. Policy H12 establishes criteria which the City Council use to assess all proposed PBSA. For ease of reference the Policy wording is provided in full below:

"The provision of new purpose built student accommodation will be supported where the development satisfies the criteria below. 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.

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

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 the energy proposals plans as required by Policy EN 5.*

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.*

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.

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.*

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

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.*

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.*

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

1.16 Manchester City Council's Executive Committee conducted a review of Policy H12 and the delivery of PBSA and considered two reports on this matter in November 2019 and December 2020.

1.17 Following the Council's consultation on the Policy H12 review 3 (as detailed in Section 3), the Executive committee endorsed the Officer's recommendation to have regard to a number of policy ideas as material considerations when determining planning applications for PBSA; these do not supersede, replace or outweigh Policy H12. The policy ideas build upon the existing H12 criteria and are briefly summarised below:

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

- 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;

- To meet the needs of students, stabilise rental growth and provide an affordable accommodation offering, a more diverse pipeline of new PBSA is needed;

- 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 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;

- 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;

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

Transport Policies

1.18 **Policy T 1 (Sustainable Transport)** relates to sustainable transport and outlines that the Council will support proposals that, improves choice by developing alternatives to the car; improve pedestrian routes and the pedestrian environment and facilitate modes of transport that reduce carbon emissions.

1.19 **Policy T 2 (Accessible Areas of Opportunity and Need)** seeks to ensure that developments are easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Policy T2 also identifies that the car-parking standards are maximums and the cycle parking standards are minimums and requires Traffic Impact Assessment and Travel Plans for all major applications.

Place Making and Sustainable Design Policies

1.20 **Policy EN 1 (Design Principles and Strategic Character Areas – Central Arc Character Area)** states that there are opportunities for development on a large scale using innovative urban design solutions.

1.21 **Policy EN 2 (Tall Buildings)** confirms that proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, are appropriately located, contribute positively to sustainability, contribute positively to place making (as a landmark or by terminating a view or signposting a facility of significance) and will bring significant regeneration benefits. The Policy identifies that by virtue of their size tall buildings can have a significant impact on the local environment and its microclimate. 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. It is also necessary for the

applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.

1.22 **Policy EN 3 (Heritage)** states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments shall be designed to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

1.23 **Policies EN 4, EN 6, EN 8 and EN 9 (Climate Change policies)** relate to adaption to climate change, in which all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and external spaces. Regard is to be had to areas such as minimisation of flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space.

1.24 **Policies EN 10, EN 11 and EN 12 (Open Space Policies)** identify that the Council will prioritise the retention and improvement of existing open space and provision of new open space. Proposals will be supported that improve the quality and quantity of accessible open space, provide innovative solutions to improving the network of existing open spaces and improve access to open space for disabled people. The Council will seek the provision of new open space in particular where significant levels of development are proposed and where a quantitative shortage of a particular use per head of population, including any increase of population created by the new development, is identified in the local area.

1.25 **Policy EN 14 (Flood Risk)** states development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. The policy also outlines that all new development should minimise surface water run-off, including through Sustainable Drainage Systems ("SUDS") and the appropriate use of Green Infrastructure.

1.26 **Policy EN 15 (Biodiversity and Geological Conservation)** sets out that the Council will seek to maintain or enhance sites of biodiversity value throughout the City. Particular consideration will be given to protected or priority species and the Council's aim for a net increase in trees across the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas.

1.27 **Policy EN 16 (Air Quality)** outlines that the Council will seek to improve the air quality within Manchester. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself. When assessing the appropriateness of locations for new development, the Council will consider the impacts on air quality which includes cumulative impacts.

1.28 **Policy EN 17 (Water Quality)** sets out that development should avoid any adverse impact on water quality, including during the construction phase and should minimise surface water runoff from development and associated roads. Development should maximise the use of SUDS to minimise groundwater contamination.

1.29 **Policy EN 18 (Contaminated Land and Ground Stability)** relates to contaminated land and ground stability and states that the Council will give priority for the remediation of contaminated land to strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

1.30 **Policy EN 19 (Waste)** requires all developers to submit a waste management plan to 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. The Council will support developments that encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

Development Management and Planning Obligations

1.31 **Policy PA 1 (Developer Contributions)** suggests that, where needs arise as a result of development, the Council will seek to secure planning obligations, Community Infrastructure Levy regulations or successor regulations / guidance. The Council may seek contributions for affordable housing, education, health and wellbeing facilities, community facilities, provision of Green Infrastructure, public realm improvements, protection or enhancement of cultural heritage or environmental value, safety and security improvements, training and employment initiatives, highways improvements and / or climate change mitigation / adaptation. These issues are addressed in accordance with guidance in Strategic Regeneration Frameworks and local circumstances.

1.32 **Policy DM 1 (Development Management)** sets out that development should have regard to a number of aspects, for which more detailed guidance may be given within a supplementary planning document. Examples of aspects to consider include accessibility, open space provision, amenity and design (scale, appearance, local character) amongst others. For new residential development, developers will be required to demonstrate that sustainable construction techniques are incorporated. For new commercial development developers must demonstrate best practice which will include the application of the Building Research Establishment Environmental Assessment Method ("BREEAM") standards.

Saved Unitary Development Plan

1.33 The Original Unitary Development Plan ("UDP") was adopted in 1995. Following this, the UDP has been reviewed and altered and many of the policies have since been superseded by the CS. However, there are a number of policies which remain 'saved' and have not yet been superseded and are pertinent to the Proposed Development. These are as follows:

1.34 **Policy DC 18 (Conservation Areas)** states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

1.35 **Policy DC 19 (Listed Buildings)** states that the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

1.36 **Policy DC 26 (Development and Noise)** outlines that the Council will consider the effect of new development proposals likely to be generators of noise, and the implications of new development being exposed to existing noise sources.

Places for Everyone

1.37 Places for Everyone (''PfE'') sets out an informed and integrated spatial vision for nine of the Greater Manchester authorities (Manchester, Trafford, Salford, Wigan, Bolton, Bury, Rochdale, Oldham and Tameside). It was adopted in March 2024 and forms part of the Development Plan for the purposes of this application.

1.38 The purpose of PfE is to enable Greater Manchester to manage land supply across the city region to establish economic development and housing requirements for each district and key locations for delivery, a town centre hierarchy, strategic transports schemes and other strategic infrastructure. The plan outlines the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces.

1.39 PfE sets out strategic objectives and below are those of relevance:

- **Sustainable and Resilient Places**
  - Policy JP-S1 identifies that preference will be given to development using previously developed land to meet development needs.
- **Places for Jobs**
  - Policy JP-Strat 1: Areas located within Manchester City Centre have been identified as Core Growth Areas whereby their economic role will be protected and enhanced, with sustainable development supporting major growth and job provisions.
  - The City Centre is identified under Policy JP-Strat 2 as an area where priority for investment and infrastructure is focussed. Over the period 2020-2037, land to accommodate around 2,200,000 sqm of office floorspace, around 56,000 new dwellings and minimal industry and warehousing (just over 35,000 sqm) has been identified within the City Centre.
  - The large pool of graduates located within Manchester are set out to contribute to encourage long-term economic growth (Policy JP-J 1) within the city and are seen as an asset to the economy. As stated within the Plan, an aim for the City is to provide *''high-quality, sustainable living environments that will help to attract and retain skilled workers''*.
- **Places for People**
  - Policy JP-P1 outlines that to create a sustainable location, development must create socially inclusive spaces that responds to the needs of all parts of society and creates opportunities for communities to be formed.

Sustainable places will be formed through the efficient use of land within functional and convenient locations.

- Policy JP-P2 states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

- Policy JP-P5 specifies that significant educational enhancements will be created to benefit new residents through the delivery of growth within the university sector to enable the continuation of development of Greater Manchester as the UK's best destination for students.

- Policy JP-P6 requires new development to maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development.

Other Material Considerations

National Planning Policy Framework 2026

1.40 The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. The Framework reiterates the primacy of the development plan (Paragraph 3) as the starting point in decision making, with great weight afforded to policies contained within the Framework.

1.41 The Framework sets out a presumption in favour of sustainable development (Policy S3). This means that planning applications that accord with an up-to-date development plan and the decision-making policies in the Framework should be granted planning permission without delay unless material considerations indicate otherwise.

1.42 Policy S4 sets out that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

1.43 Key policies are considered below.

1.44 Key policies are considered below.

- Paragraph 17: the planning system has three linked objectives:

  - an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

  - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities,

public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

– an environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

1.45 These objectives should be pursued in mutually supportive ways with the aim of achieving net gains across all three.

- Paragraph 18: Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- Chapter 6: it is important that a sufficient amount and variety of land can come forward where it is needed, including planning for an appropriate mix of accommodation for the local community and ensuring that land with permission is developed without unnecessary delay.

- Policy L2: planning decisions should promote an effective use of land, including the re-development of previously developed (brownfield) land where possible. 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.

- Policy TR3: 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. 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.

- Policy DP3: the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and help makes development acceptable to communities.

- Policy P3: proposals must sustain compliance with and contribute towards EU limit values and national objectives for air pollutants.

- Chapter 18: flood risk should be minimised by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate

- Policy P2: planning decisions should ensure that sites are suitable for its new use taking account of ground conditions, contamination, land instability, and any proposals for remediation.

- Policy N2: proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments and integrate proposals with local habitats.

- Policy HE6: When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Furthermore, where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

National Planning Policy Guidance

1.46 The Government published the National Planning Policy Guidance ("NPPG") in 2014; however planning practice is subject to frequent revisions and updates. Together with the Framework, the NPPG sets out what the Government expects of local authorities. The purpose of NPPG is to add further context to the Framework and it is intended that the two should be read together.

1.47 Key aspects covered by the NPPG include design, ensuring the viability of town centres and renewable and low carbon energy.

Development Framework

Oxford Road Corridor Strategic Spatial Framework Area (March 2018) & Oxford Road Corridor Strategic Regeneration Framework (SRF) Guidance (2019)

1.48 The Oxford Road Corridor Strategic Spatial Framework Area, endorsed by MCC in March 2018 recognises Corridor Manchester as the most economically important area of Greater Manchester. In order to ensure this area reaches its full development potential and contributes to the economy of Manchester, the Spatial Strategic Framework (SSF) was prepared for the Corridor seeking to strengthen the Corridor as a place to live, visit and work for students and knowledge workers from across the world. The SSF recognises that for the area to continue to be successful there needs to be a focus on the development of a cohesive, inclusive area. The development programme plans to deliver over 4 million sq. ft of high-quality commercial, leisure, retail, and residential space.

1.49 Subsequently, a further SRF was adopted by MCC in November 2019, the SRF guidance builds on the success of the Corridor and seeks to support the major institutional partners and their investment programmes and support private sector investment which has the scope to be realised within the Oxford Road Corridor.

1.50 Whilst the SRF relates to development principles for four key sites within the corridor[5], it is underpinned by the realisation that there is a finite resource of developable land available within the Oxford Road Corridor and an understanding that the available space must be utilised to properly leverage the important economic

advantages and agglomeration opportunities associated with the Oxford Road Corridor. The SRF recognises this and states that:

1.51 *"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"*[6].

1.52 The Oxford Road Corridor Strategic Regeneration Framework Guidance reflects on Manchester's CS Policy H12, in the recognition that the City holds potential for the provision of new PBSA as a means of encouraging students to choose managed accommodations over Houses in Multiple Occupation (HMOs), in order to create more flow in family housing and to create an easier management of student populations.

Supplementary Planning Documents

Guide to development in Manchester SPD

1.53 The Guide to Development in Manchester SPD was adopted in April 2007. The document recognises the importance of design in delivering sustainable developments across the city. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development Manchester desires.

Additional Guidance Documents

Green and Blue Infrastructure Strategy (2015 – 2025)

1.54 Manchester's Green and Blue Infrastructure Strategy provides the framework for protecting, enhancing and expanding the city's network of green spaces and waterways. Refreshed in 2022, the strategy promotes the integration of green and blue infrastructure into new development, improves connectivity and access to natural assets, supports biodiversity and climate resilience, and contributes to healthier, more sustainable neighbourhoods across Manchester.

Our Manchester Strategy – 2025-35

1.55 The Our Manchester Strategy 2025-35 sets out the city's vision and priorities for the next ten years. The strategy promotes inclusive growth, healthier communities, environmental sustainability and neighbourhood prosperity through a focus on people, places and opportunity. It identifies key priorities including housing delivery, education and skills, employment, economic growth, transport connectivity, climate resilience, health and wellbeing, and reducing inequalities, with equality and inclusion embedded throughout the strategy.

Manchester Climate Change Framework (2020 – 2025)

1.56 The Manchester Climate Change Framework was published in February 2020, and acts as Manchester's high-level strategy for tackling climate change. The overall aim of the framework is for Manchester to play its 'full part' in limiting the impacts of climate change and creating a healthy, green, socially just city where everyone can thrive, taking action on six priority areas. One of the six priority areas identified is buildings (existing and new), whereby it is outlined that new developments in the city should be

built to operate on zero carbon standards, with a view that all development should be zero carbon by 2023. The framework also highlights the need to increase active travel and public transport use, whilst decreasing the use of private vehicles (and ensuring that these private vehicles are electric).

Appendix 3: Schedule of documents

Document / Drawing Title	Document / Drawing Reference	Author
Forms and certificates		
Application forms and certificates	N/A	Turley
Drawings and plans		
Site Location Plan	0670-HOD-XX-XX-DR-A-00100	Hodder Architects
Proposed Site Plan	0670-HOD-XX-00-DR-A-00200	Hodder Architects
Existing GA Plan - Basement Level	0670-HOD-XX-B1-DR-A-00219	Hodder Architects
Existing GA Plan - Level 00	0670-HOD-XX-00-DR-A-00220	Hodder Architects
Existing GA Plan - Level 01	0670-HOD-XX-01-DR-A-00221	Hodder Architects
Existing GA Plan - Level 02	0670-HOD-XX-02-DR-A-00222	Hodder Architects
Existing GA Plan - Level 03	0670-HOD-XX-03-DR-A-00223	Hodder Architects
Existing GA Plan - Level 04	0670-HOD-XX-04-DR-A-00224	Hodder Architects
Existing GA Plan - Level 05	0670-HOD-XX-05-DR-A-00225	Hodder Architects
Existing GA Plan - Roof Level	0670-HOD-XX-RF-DR-A-00226	Hodder Architects
Proposed Demolition Plan - Basement Level	0670-HOD-XX-B1-DR-A-00249	Hodder Architects
Proposed Demolition Plan - Level 00	0670-HOD-XX-00-DR-A-00250	Hodder Architects
Proposed Demolition Plan - Level 01	0670-HOD-XX-01-DR-A-00251	Hodder Architects
Proposed Demolition Plan - Level 02	0670-HOD-XX-02-DR-A-00252	Hodder Architects
Proposed Demolition Plan - Level 03	0670-HOD-XX-03-DR-A-00253	Hodder Architects
Proposed Demolition Plan - Level 04	0670-HOD-XX-04-DR-A-00254	Hodder Architects
Proposed Demolition Plan - Level 05	0670-HOD-XX-05-DR-A-00255	Hodder Architects

Proposed South Elevation - Hathersage Road	0670-HOD-XX-XX-DR-A-00300	Hodder Architects
Proposed West Elevation - Carmoor Road	0670-HOD-XX-XX-DR-A-00301	Hodder Architects
Proposed East Elevation - Bax Road	0670-HOD-XX-XX-DR-A-00302	Hodder Architects
Proposed North Elevation - The Groves	0670-HOD-XX-XX-DR-A-00303	Hodder Architects
Proposed GA Plan - Level 00 - Block A	0670-HOD-A-00-DR-A-20200A	Hodder Architects
Proposed GA Plan - Level 01 - Block A	0670-HOD-A-01-DR-A-20201A	Hodder Architects
Proposed GA Plan - Level 02-03 - Block A	0670-HOD-A-XX-DR-A-20202A	Hodder Architects
Proposed GA Plan - Level 04 - Block A	0670-HOD-A-04-DR-A-20204A	Hodder Architects
Proposed GA Plan - Level 05-08 - Block A	0670-HOD-A-XX-DR-A-20205A	Hodder Architects
Proposed GA Plan - Roof Level - Block A	0670-HOD-A-RF-DR-A-20209A	Hodder Architects
Proposed South Elevation - Block A	0670-HOD-A-XX-DR-A-20300A	Hodder Architects
Proposed West Elevation - Block A	0670-HOD-A-XX-DR-A-20301A	Hodder Architects
Proposed North Elevation - Block A	0670-HOD-A-XX-DR-A-20302A	Hodder Architects
Proposed East Elevation - Block A	0670-HOD-A-XX-DR-A-20302A	Hodder Architects
Proposed GA Plan - Level 00 - Block B	0670-HOD-B-00-DR-A-20200B	Hodder Architects
Proposed GA Plan - Level 01 - Block B	0670-HOD-B-01-DR-A-20201B	Hodder Architects
Proposed GA Plan - Level 02-03 - Block B	0670-HOD-B-XX-DR-A-20202B	Hodder Architects
Proposed GA Plan - Level 04 - Block B	0670-HOD-B-04-DR-A-20204B	Hodder Architects
Proposed GA Plan - Level 05 - Block B	0670-HOD-B-05-DR-A-20205B	Hodder Architects
Proposed GA Plan - Roof Level - Block B	0670-HOD-B-RF-DR-A-20206B	Hodder Architects
Proposed North Elevation - Block B	0670-HOD-B-XX-DR-A-20300B	Hodder Architects

Proposed East Elevation - Block B	0670-HOD-B-XX-DR-A-20301B	Hodder Architects
Proposed South Elevation - Block B	0670-HOD-B-XX-DR-A-20302B	Hodder Architects
Proposed West Elevation - Block B	0670-HOD-B-XX-DR-A-20302B	Hodder Architects
Proposed GA Plan - Level 00 - Block C	0670-HOD-C-00-DR-A-20200C	Hodder Architects
Proposed GA Plan - Level 01 - Block C	0670-HOD-C-01-DR-A-20201C	Hodder Architects
Proposed GA Plan - Level 02-05 - Block C	0670-HOD-C-XX-DR-A-20202C	Hodder Architects
Proposed GA Plan - Level 06 - Block C	0670-HOD-C-06-DR-A-20206C	Hodder Architects
Proposed GA Plan - Level 07-09 - Block C	0670-HOD-C-XX-DR-A-20207C	Hodder Architects
Proposed GA Plan - Level 10 - Block C	0670-HOD-C-10-DR-A-20210C	Hodder Architects
Proposed GA Plan - Roof Level - Block C	0670-HOD-C-RF-DR-A-20211C	Hodder Architects
Proposed North Elevation - Block C	0670-HOD-C-XX-DR-A-20300C	Hodder Architects
Proposed East Elevation - Block C	0670-HOD-C-XX-DR-A-20301C	Hodder Architects
Proposed South Elevation - Block C	0670-HOD-C-XX-DR-A-20302C	Hodder Architects
Proposed West Elevation - Block C	0670-HOD-C-XX-DR-A-20302C	Hodder Architects
Proposed GA Plan - Level 00 - Block D	0670-HOD-D-00-DR-A-20200D	Hodder Architects
Proposed GA Plan - Level 01 - Block D	0670-HOD-D-01-DR-A-20201D	Hodder Architects
Proposed GA Plan - Level 02 - Block D	0670-HOD-D-02-DR-A-20202D	Hodder Architects
Proposed GA Plan - Level 03 - Block D	0670-HOD-D-03-DR-A-20203D	Hodder Architects
Proposed GA Plan - Level 04 - Block D	0670-HOD-D-04-DR-A-20204D	Hodder Architects
Proposed GA Plan - Level 05 - Block D	0670-HOD-D-05-DR-A-20205D	Hodder Architects
Proposed GA Plan - Roof Level - Block D	0670-HOD-D-RF-DR-A-20206D	Hodder Architects

Existing North Elevation - Block D	0670-HOD-D-XX-DR-A-20300D	Hodder Architects
Existing East Elevation - Block D	0670-HOD-D-XX-DR-A-20301D	Hodder Architects
Existing South Elevation - Block D	0670-HOD-D-XX-DR-A-20302D	Hodder Architects
Existing West Elevation - Block D	0670-HOD-D-XX-DR-A-20303D	Hodder Architects
Proposed North Elevation - Block D	0670-HOD-D-XX-DR-A-20300D	Hodder Architects
Proposed East Elevation - Block D - Sheet 1 of 2	0670-HOD-D-XX-DR-A-20301D	Hodder Architects
Proposed East Elevation - Block D - Sheet 2 of 2	0670-HOD-D-XX-DR-A-20302D	Hodder Architects
Proposed South Elevation - Block D	0670-HOD-D-XX-DR-A-20303D	Hodder Architects
Proposed West Elevation - Block D - Sheet 1 of 2	0670-HOD-D-XX-DR-A-20304D	Hodder Architects
Proposed West Elevation - Block D - Sheet 2 of 2	0670-HOD-D-XX-DR-A-20305D	Hodder Architects
Façade Fragment 01 - Typical Precast Bay	0670-HOD-XX-XX-DR-A-21500	Hodder Architects
Façade Fragment 02 - Precast Corner Bay	0670-HOD-XX-XX-DR-A-21501	Hodder Architects
Façade Fragment 03 - Precast Crown Bay	0670-HOD-XX-XX-DR-A-21502	Hodder Architects
Façade Fragment 04 - Ground Floor Bay	0670-HOD-XX-XX-DR-A-21503	Hodder Architects
Façade Fragment 05 - Townhouse Bay	0670-HOD-B-XX-DR-A-21504	Hodder Architects
Façade Fragment 06 - Carmoor Rd Bay	0670-HOD-B-XX-DR-A-21505	Hodder Architects
Façade Fragment 07 - Typical Brick Bay	0670-HOD-B-XX-DR-A-21506	Hodder Architects
Façade Fragment 08 - Main Entrance	0670-HOD-B-XX-DR-A-21507	Hodder Architects
Façade Fragment 09 - Roof Terrace	0670-HOD-XX-XX-DR-A-21508	Hodder Architects
Façade Fragment 10 - Sky Lounge	0670-HOD-XX-XX-DR-A-21509	Hodder Architects
Façade Fragment 11 - Octagon House Typical Bay	0670-HOD-XX-XX-DR-A-21510	Hodder Architects

Façade Fragment 12 - Octagon House Parapet	0670-HOD-XX-XX-DR-A-21511	Hodder Architects
Façade Fragment 13 - Octagon House South Core Bay	0670-HOD-XX-XX-DR-A-21512	Hodder Architects
Façade Fragment 14 - Octagon House Duplex Bay	0670-HOD-XX-XX-DR-A-21513	Hodder Architects
Landscape Drawings Pack	Landscape Drawings Pack	Layer Studio
Documents		
Heritage, Townscape and Visual Statement	05121 Octagon House, Hathersage Road - Heritage, Townscape and Visual Statement	Turley
Design and Access Statement	0670_Octagon House – Design and Access Statement	Hodder Architects
Transport Assessment	410.067893.00001_Rev 4_Octagon House, Hathersage Road_Transport Assessment_2026.08.24	SLR
Travel Plan	410.067893.00001_Rev 4_Octagon House, Hathersage Road_Travel Plan_2026.08.24	SLR
Waste Management Strategy	410.067893.00001_Octagon House, Manchester_Waste Management Strategy_2026.08.12	SLR
FRA and Drainage Strategy	5033325 - FRA and Drainage Strategy V3	Ridge
Energy Strategy Report	5033325-RDG-XX-XX-RP-M-51000 V4	Ridge
Ventilation Strategy	5033325-RDG-XX-XX-RP-M-57000 V3	Ridge
Approved Document Part O & Thermal Comfort Report	5033325-RDG-XX-XX-RP-ME-001 V3	Ridge
Archaeological Assessment	61427-CIV-XX-XX-R-O-3001_Archaeological Assessment_Rev03	Civic Heritage Ltd
Air Quality Assessment	791-448801-HLE-RP-Air Quality-Octagon House-Rev04	Hoare Lea
Broadband Connectivity Assessment	Broadband Connectivity Assessment_V0.2	GTech
Crime Impact Statement	Crime Impact Statement	Design for Security
Octagon Building Energy and Carbon Proforma	Octagon Building energy-and-carbon-proforma	Ridge

Operational Management Plan	Operational Management Plan	Octagon Accommodation Management Team
TV and Radio Reception Assessment	TV and Radio Reception Assessment_v0.2	GTech
Planning Noise Report	027394-R01-D Planning noise report	Sandy Brown
Arboricultural Impact Assessment	17327-LUC-RP-Octagon House, Hathersage Road, Manchester-AIA-01	LUC
Green & Blue Infrastructure Statement	493-LYR-XX-XX-RPT-L-0004-00 Green & Blue Infrastructure Statement	Layer Studio
BREEAM Pre-Assessment Report	5033325 - Octagon House BREEAM Pre-Assessment Report V2	Ridge
Circular Economy Statement	5033325 - Octagon House Circular Economy Statement V04	Ridge
Environmental Standards Statement	5033325 - Octagon House Environmental Standards Statement V3	Ridge
Student Need Assessment	Octagon House Manchester Student Need Assessment 24.08.26	Cushman and Wakefield
Local Labour Method Statement	Local Labour Method Statement	Turley
Economic Regeneration Statement	Socio-economic Regeneration Impact Statement	Turley
Health Impact Assessment	Health Impact Assessment	Turley
Statement of Community Involvement	SCI	Keeble Brown
Daylight and Sunlight	10439-260813-MA	EB7
Preliminary Ecological Assessment	UES05361/02 – UES PEA_V4 (27th August 2026)	UES
Ground Level and Aerial Tree Assessment	UES0536/07 – UES GLTA and ATA_V2 (27th August 2026)	UES
Bat Prescence / Absence Survey	UES05361/05 – UES Bat Prescence/Absence Survey_V3 (27th August 2026)	UES
Statutory Biodiversity Metric	20260707 - UES Statutory Biodiversity Metric	UES

Bat Scoping Survey	UES05361/03 – UES Bat Scoping_(27th August 2026)	UES
Biodiversity Gain Plan	UES05361/04 - Draft BGP_(13th August 2026)	UES
Fire Statement	26MA0117-R01-03	Sedrow

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