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08 October 2026

Application ref.: 145628/FO/2026
SUBMISSION VIA PLANNING PORTAL

Dear Holly,

RESPONSE TO CONSULTATION COMMENTS AND APPLICATION UPDATES: ROPEMAKER COURT, MOSS LANE EAST, M14 4PL (APPLICATION REF: 145628/FO/2026)

We write on behalf of our Client, Ropemaker Propco limited (the 'Applicant'), in relation to planning application ref. 145628/FO/2026 for the proposed external alterations and upgrades to Ropemaker Court, Moss Lane East, including the erection of two detached pavilions, a detached pergola and installation of photovoltaic panels.

The purpose of this note is to provide an overview of the consultee comments on the planning application and to detail how the Applicant has sought to address the comments, where required.

For ease of reference and for the benefit of the case officer, we also enclose a list of previously submitted drawings and their reference and revision numbers, along with the updated references (**submitted under separate cover but outlined within Table 2**).

Summary of Consultation Comments

Table 1 below provides a summary of the consultation comments received, alongside the Applicants response.

Comments and Status	Response
Greater Manchester Ecology Unit *(No objection, subject to clarifications) – 04 August 2026* A comment was received on the Biodiversity Net Gain Assessment concerning the conclusion that no habitat degradation had occurred on site. In particular, clarification was sought regarding the extent of any degradation to the modified grassland located within the south-eastern corner of the site. Further information on the BNG Metric was requested, specifically querying whether the correct metric had been circulated and if the condition assessment sheets for all habitats. Additionally, clarity was requested on the retention of trees in the south-east area of the site (labelled as G3	An updated Biodiversity Metric has been provided by Amenity Tree in response to these comments.

within the AIA). Additionally, it was also queried whether this section should be classed as woodland.	
Arboricultural Officer *(No objection) – 04 August 2026* MCC's Arborist has advised that subject to the hand dig only method being strictly implemented and monitored, they would have no objection to the proposals.	Noted.
United Utilities *(No objection, subject to condition) – 22 July 2026* United Utilities have reviewed the submitted Drainage Strategy and advise that the proposed strategy for the disposal of foul and surface water is acceptable in principle. However, they have identified concerns regarding elements of the detailed drainage design, specifically the proposed Finished Floor Levels (FFLs), which require further discussion with their Wastewater Developer Services Team. In the absence of a resolution prior to determination, UU have requested that any planning permission granted is subject to pre-commencement conditions requiring the submission and approval of both a sustainable surface water drainage scheme and a foul water drainage scheme.	This condition is similar to the LLFA's condition request, please ensure the LLFA condition wording is used rather than it being duplicated. In relation to the concerns around finished floor levels, Curtins have contacted United Utilities to gain further details on their comments.
Greater Manchester Police *(No objection) – 22 July 2026* Greater Manchester Police raise no objections in principle to the proposal. They recommend that the proposed pavilions are designed and constructed in accordance with Secured by Design standards to maximise safety and security.	Noted.
Environmental Health *(No objection subject to conditions) – 22 July 2026* Condition requests relate to: 1. Further mitigation details to be submitted in relation to noise. 2. Further information is requested on the plant equipment, demonstrating compliance with the recommended noise limits. 3. Additional site investigation works on contamination.	1. This is noted and a suitably worded condition in relation to this is accepted. 2. This is noted and a suitably worded condition in relation to this is accepted. 3. A Phase 2 Ground Investigation Report was submitted on 17 June 2026 as part of the application pack during the validation process, when the red line boundary was under review. It does not appear that this document was considered during the initial consultation. As the report has been resubmitted as part of the updated application package, it is requested that it be consulted upon with a view to removing the need for the proposed condition.
Airport Safeguarding *(No objection) – 22 July 2026* Airport Safeguarding have confirmed that they have no objection to the proposal.	Noted.

Highways Officer *(No objection subject to clarifications and conditions) – 22 July 2026* Further justification is sought regarding the reduction in on-site car parking provision, including staff numbers and modal split information, to demonstrate that the revised provision is sufficient. Clarification is required on how student move-in/move-out periods will be managed, given that the existing parking area is currently used for tenancy changeovers. It is recommended that at least one EV charging point (minimum 7kW) is provided as part of the revised parking layout. Whilst no off-site highway works are proposed, Highways recommend the provision of tactile paving and dropped kerbs across the site access (can be secured by condition in the event of an approval). A review of existing Traffic Regulation Orders (TROs) in the vicinity of the site is requested to assess whether amendments or additional parking controls may be necessary, particularly in relation to potential overspill parking resulting from the reduction in on-site spaces (can be secured by condition in the event of an approval). Highways note and accept the proposed cycle storage arrangements, with 94 cycle spaces retained. However, additional visitor/delivery rider cycle parking is requested. Conditions were also to secure additional information on a Travel Plan, including updated management arrangements for student arrivals and departures at the start and end of tenancy periods. As well as a Construction Management Plan.	A separate note has been drafted by Iceni Transport clarifying the points within this consultation comment. In terms of the requests: - The addition of an EV charging point as well as tactile paving and dropped kerbs to the entrance of the site are both noted and will be secured via a suitably worded condition. - A Construction Management Plan being secured via condition is also accepted.
Heritage Officer *(No objection subject to clarifications and conditions) – 22 July 2026* Comments note that: • Pavilion 1 is sufficiently subservient in scale and appropriately set away from the heritage asset such that rear views of the asset remain unobstructed. • The pavilions are considered acceptable in terms of their siting and contemporary design. Further information has been requested: 1. Please confirm whether the condenser units on Pavilion 1 have been removed from the rear elevation. If not, they should be relocated to a ground or roof-mounted position to avoid visual clutter within	The initial two points are noted. In regards to the remaining three clarifications: 1. Alternative locations for the condenser units were explored. However due to technical constraints relating to noise, roof-mounted units would exceed the required plant noise limits within the student rooms that lie in close proximity. raise concerns in relation to noise and their proximity to the student accommodation, while ground-mounted units can present practical maintenance and management issues. **Appendix A** shows the calculated noise levels, with the required plant noise limits being 45 dB daytime and 41 dB night-time in order to comply with condition 8 within the extant permission. Additionally, ground-mounted units would create practical maintenance and management issues, as the space alongside Pavilion 1 is insufficient to function as a walkway. Please refer to the updated

views of the heritage asset. Please also confirm which drawing revision is correct. 2. Please confirm whether there is scope to incorporate green roofs and/or green walls to compensate for the loss of soft landscaping and enhance the site's biodiversity and appearance. 3. Solar PV panels are proposed under permitted development rights. Please confirm whether the associated roof guardrails will be collapsable to minimise visibility when not in use.	GA Elevations – Pavilion 1 – Proposed drawing (ref. RMCT-NOR-XX-ZZ-DR-A-0010 Rev P06). 2. The proposals are caught by BNG due to being submitted after the updates came into place on 06 August 2026 and the site area being over 25m^2. However, this is being met through an off-site contribution due to site constraints. Green roofs and walls were initially considered however the depth of the steel roof beams are already significant, with some of them as deep as 457mm, which will increase further with the re-introduction of a green roof and will result in significant cost implications and an increase to the roof depth, further increasing the height of the pavilions. 3. Due to the number of solar panels proposed, which seek to maximise use of the available roof space and enhance the building's sustainability credentials, collapsible guardrails cannot be accommodated due to space constraints. This has been discussed with the architect, and it is proposed that the guardrails are set back from the roof edge to minimise their visibility from street level.
Manchester City Council Lead Local Flood Authority *(No objection subject to conditions) – 09 July 2026* The proposed drainage strategy incorporates flow control, attenuation and SuDS features to minimise runoff from the site. Discharge from the new development will be restricted to 5 l/s, and replacement attenuation storage will compensate for the loss of existing drainage storage beneath the proposed pavilion. The development is therefore expected to achieve a significant betterment in surface water management and will not increase flood risk on-site or elsewhere. A pre-commencement condition on the surface water drainage scheme is requested.	The condition wording is generally accepted, with comments on bullet point five of the condition as per the below. With regards to reference of the replacement tank and details of this to be provided within the condition wording at point five, it should be noted the proposed replacement tank is currently within 5m of the existing building but is located within the car park area. Our understanding was that the easement requirement was for infiltration devices only, as opposed to a purely attenuation feature. Due to the location of existing drainage that is to be retained, there is limited scope for providing the tank outside of this easement, without diverted existing drainage. Given that the tank is located within a car park, we could propose an offset easement (for example 4m on one side, and 6m on the other) which provides the same overall width. It is requested that this condition wording be amended to provide flexibility on the current constraints on the site.

Updated Drawing List

Table 2 is provided to note the resubmission documents forming part of this pack and which drawings are to be superseded:

Document Name / Drawing Reference	Updated / New Reference	Prepared by
GA Elevations – Pavilion 1 – Proposed	RMCT-NOR-XX-ZZ-DR-A-00101 **Rev P06**	Norr
GA Elevations – Pavilion 2 – Proposed	RMCT-NOR-XX-ZZ-DR-A-00102 **Rev P05**	Norr
Biodiversity Metric	n/a	Amenity Tree

Additionally, as noted above, a Phase 2 Ground Risk Investigation Report (June 2026) was submitted on 17 June 2026 prior to validation, while red line boundary queries were being addressed by the validation team. To ensure the report is formally consulted upon, it has been resubmitted as part of the current package. Given the information already provided, it is requested that the proposed Environmental Health condition be reviewed and, where appropriate, removed.

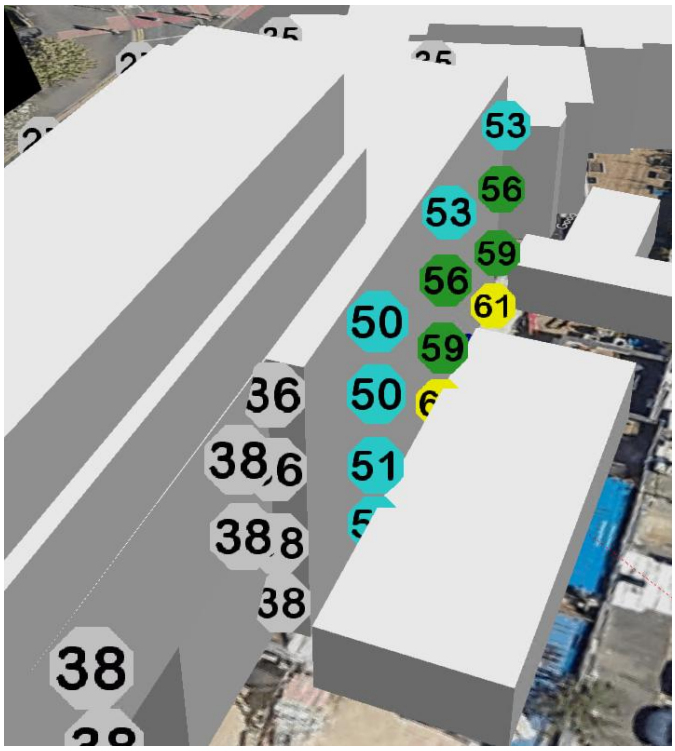
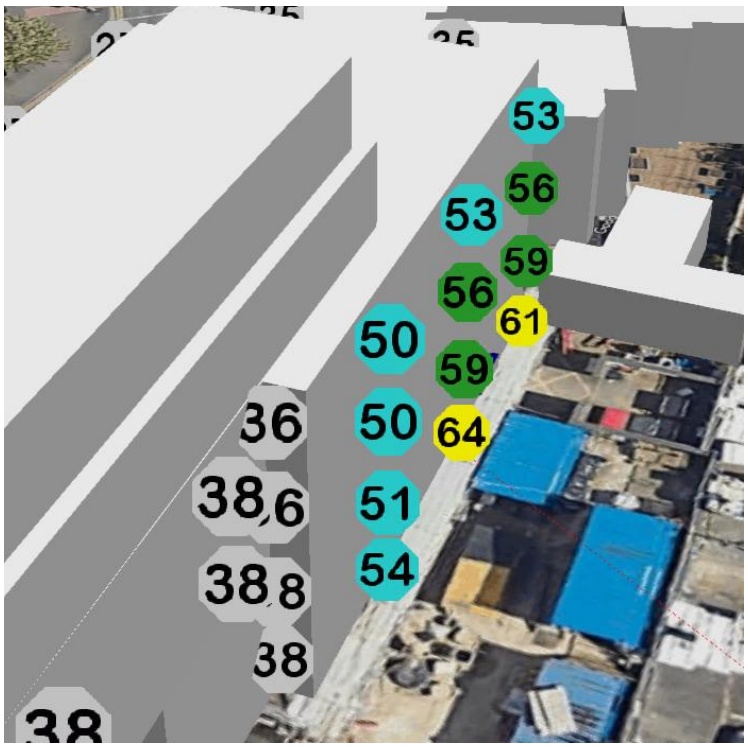
Summary

We request that the Council accept these submission documents and reconsult the relevant parties as soon as possible.

If you have any queries regarding the information set out above, or in the supporting documents, please do not hesitate to contact Katrina Corrigan (07345 426 632/ kcorrigan@iceniprojects.com) or Lucy Howes (07921 172 616/ lhowes@iceniprojects.com).

Yours sincerely,

Katrina Corrigan
PLANNER

Appendix A

Cass Allen findings of the calculated noise levels in relation to the potential relocation of the plant equipment to the roof of pavilion 1.