Outlook

Comments on planning application 144791/FO/2025

From [redacted]
Date Mon 22/12/2025 18:15
To Jennifer Atkinson [redacted]

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Hi Jennifer,

I'm writing in response to the planning application 144791/FO/2025.
I live at [redacted].
My name is [redacted]

I'm fully in support of this proposal - the more housing we can build the better. Especially purpose built student accommodation to free up other properties for more permanent housing of local people.

Thanks,
[redacted]

Outlook

Application no 144791/FO/2025 Weston and Pendulum

From [redacted]
Date Mon 05/01/2026 10:32
To Jennifer Atkinson [redacted]

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Jennifer

I was watching the BBC news this morning. The presenters were on sofas in front of a backdrop of skyscrapers and I assumed at first that the broadcast was from a London studio. The words Northern Goods Warehouse in the foreground soon made me realise otherwise, however.

The character of Manchester city centre has changed immeasurably in the thirty two years I've known it, more than half my life. I remember the IRA bomb. Much of the change has been for the better and made the city a wonderful place to live and work. For all that, I wonder whether you'll agree that the bandwagon has started to run out of control. Tower blocks seem to spring up like mushrooms nowadays, altering not just the skyline but the feeling of the place beyond recognition. Who lives in these forbidding, anonymous buildings, and *how* do they live?

I myself live in [redacted], part of Granby Village. The development was a work of collaboration between Wimpey, for profit, and the Council, for regeneration. It's a conservation area. The buildings are in sympathy with their historic locality and we can't alter so much as a window frame without respecting the regulations regarding their heritage.

I'm sure you can see my line of travel. The proposed development would drive a coach and horses through the progress that has been made since the 1980s. The thought of 50 and 33 storey structures crowding us in and glowering down on us is horrible. It could be argued that a couple more such buildings won't make any difference, that the damage has already been done, but if we don't apply the brakes to that runaway bandwagon now, when will it come to a stop?

These points alone are reason enough for the project not to proceed. Yet not just the appearance of the city but also its infrastructure will surely be unable to withstand the pressures that will be placed upon them. A personal concern is for the medical provision. I'll be 65 this year. I'm with the Docs, on Bloom St. It's an excellent surgery, by and large, and luckily I'm rarely there. On those occasions I have needed an appointment, nevertheless, it's normally a phone call at the end of the following week. How will the surgeries and hospitals cope with the surge in population that the development would bring? Associated with this concern is, for example, rubbish disposal. Does the Council have the capacity (the vehicles, the landfill) to handle the extra detritus? This is not to mention increased demand on the other emergency services: and it's not just about the funding but no less about their having the space to do their jobs.

The argument can be extended into further environmental considerations. Everyone wants to reduce the traffic in the city centre. Positive steps have already been taken, for example, with Deansgate. I would accept that few students have cars (although both my nieces did, one a medical student in London) but the proposal is bound to add significantly to the level of traffic on our streets (and not only with all those extra dust carts!) Shops and other businesses will all need supplies, adding to the noise and air pollution which are already excessive, to the detriment of physical and mental health alike.

The new proposal involves too many buildings and too many people's being compacted into too little space. The architectural, historical, environmental and infrastructural arguments all cry out against it. Progress, yes, definitely: but surely not at the expense of the health and happiness of those who love our city.

Yours sincerely, [redacted]

I wish to raise the following **objections** to planning application 144791/ FO/2025.
Weston Student Halls and Pendulum Hotel. January 2026.

Loss of Amenity / Loss of light and Overshadowing. The proposed development entirely ignores the massive impact of loss of daylight, sunlight and overshadowing across the Whitworth Street Conservation Area between Sackville Street and Princess Street. The 4 Towers are all vast, tall and chunky in form and create a cluster of sheer mass that causes maximum harm in their orientation on the North and East of the site.

That the Planning Service agreed with the proposers at the time of the Environmental Impact Assessment scoping that the sunlight, daylight and overshadowing on the existing residential development on the north side of Granby Row (including Granby Village) and beyond would be insufficient to be considered by the Environmental Impact Assessment (EIA) is a cause of significant concern and objection. The developer seems to have taken this as an indication that this will not, therefore, be an issue of any consequence during the determination of the application. It is also perverse and highly questionable that some of the few 'receptors' selected for assessment agreed with the Planning Service are further away from, and not due north of, the site and not so obviously affected. In addition, those receptors selected on the south side of Granby Row are incorrectly identified in the Design and Access Statement at being in office use rather than then vast majority which are in full residential use and should have higher acceptable levels of sunlight, daylight and overshadowing afforded to them.

This perverse outcome is perhaps why the developer has failed to include sunlight studies to illustrate the impact of their 4 huge towers at Winter, Spring, Summer and Autumn. These are standard in most planning applications and easily created. To have omitted them speaks volumes as to the dismissive approach to the impact of this huge overdevelopment on a largely residential community and the Gay Village that will suffer real harm to their living environments especially galling having been an established residential and entertainment area for 30+ years and comprising many long-term residents and tenants.

Long shadows and considerable loss of light will be suffered by many hundreds of homes and in the communal gardens and squares, the narrow Victorian street pattern and two very important public parks; Vimto Gardens and Sackville Gardens will be subjected to much shadowing and loss of light from these towers as they are so tall and in the key direction due South.
There is simply too much PBSA proposed and its all too tall. Made worse by the Towers running along Charles Street to the North of the site leaving the private green space proposed to the South for the benefit of the PBSA. Meanwhile residents in the Conservation Area to the North are plunged into darkness. Simply not fair. As long-standing residents, we should not be disadvantaged with major loss of amenity to the benefit of transient PBSA student dwellers who pay No Council Tax.

Strategic decision on the PSBA use and quantum of PBSA on this site. A report of the City Council's Executive Committee identified a possible 2,500 PBSA development for this site while noting that this did not affect the primacy of the statutory local development plan including Core Strategy Policy H12. This stance recognised that this quantum of development may not be possible when taking other material planning considerations into account at the time of any planning application. The report also acknowledged that the identified PBSA demand would need to be met across a large number of sites; not all those identified in the report would necessarily be brought forward, or with the quantum of development suggested. The unacceptable design of the proposed development is being driven by a desire to achieve this 2,500 bedroom quantum of development rather than achieving an appropriate development

including a design that responds appropriately, for example, to the existing townscape. This is unacceptable and the development does not accord with national and local policies including Core Strategy H12 of the statutory local plan. There is nothing exceptional in planning terms about the site, the proposed use or quantum of development that would support disregarding other policy requirements.

The statutory local development plan makes no specific land-use allocation for this site or quantum of development. The policies within this plan, together with relevant national policies and guidance, should be fully informing the approach that is taken to the site with full regard not only to the site itself but also, as seen above, to its existing wider townscape context.

The City Council's Executive Committee has adopted a report setting out an approach for providing for Purpose Built Student Accommodation (PBSA) within the City. This includes the effective relocation of a transient student population from existing poor quality private sector housing in the suburbs to new high quality accommodation within or adjacent to the City Centre and near higher education establishments. The poor quality housing then becomes available for use as permanent homes for the wider resident community. This also relieves these suburban areas from disbenefits such as the de-stabilising impact of a constantly changing and significant proportion of the local population, traffic and parking issues and anti-social behaviour which all contribute to a sense of poor community cohesion.

The Committee report identified a large number of potential sites for PSBA to meet the identified demand as augmented by the relocation process. The report acknowledged that not all the identified sites would necessarily be brought forward or with the suggested quantum of development and that other sites not on the list could be brought forward. The application site was identified in the report for some 2,500 bedrooms but without any consideration of what this would mean in reality in terms of the required quantum of built form required to accommodate this number. As noted by the applicants in their submission, the Committee - possibly to be seen not to pre-empt or fetter the ability of the City Council to act in its statutory role as the Local Planning Authority when determining any future planning applications - confirmed that the statutory local development plan retains primacy over their committee report and that Core Strategy Policy H12 with its requirement for regard to the local context, therefore, remains of primary relevance. This is true for **all** other relevant local development plan policies (including those within the Guide to Development) such as SDP Policy 2.45.

The proposed development can only accommodate 2,500 bedrooms of PBSA by failing to comply with relevant policy or to respond appropriately to relevant guidance. The proposed design demonstrates that it is unlikely any appropriate design would achieve both this compliance and quantum of accommodation. There is nothing exceptional in planning terms about the current proposed use or quantum of development for this particular site that would provide a basis for disregarding other relevant policy and guidance irrelevant. The proposal does not comply with relevant planning policy or accord with guidance.

Resulting plans an Overdevelopment of the site. 2500 PBSA rooms combined with other 1200 at IQ Echo Street and a further 1000+ being considered at the Charles Street Car Park site by Sister means a small town of nearly 5000 new student bedrooms creating a 'Ghetto' of such a large number of students a minute walk from our homes. The long-standing residential community immediately North of the Pendulum site in the Whitworth Street conservation area totals around 700 apartments with many longstanding residents having lived there for 20 or even 30 years. This overdevelopment of several thousand PBSA rooms in such a small area would undermine that community and skew the balance and mix of our community drastically.

The Council should be looking to preserve rather than dismantle this most established residential area that kick started Manchester's renaissance from the mid 1980s onwards. Interestingly PBSA was first declined at Echo St and Co-Living was being developed instead. However Covid meant Co-Living was abandoned and reluctantly PBSA was the only viable use for the part built site. Thereby vastly increasing the PBSA in the area at a stroke. Plus other large scale PBSA's already exist within close proximity to Granby House and Granby Village including those located at the east end of Granby Row (Lambert, Fairfield and Fletcher Houses) plus those in the Berry Street/Buxton Street area and the 1,100 rooms at Vita Student at Circle Square. The character of the area is changing with the increasing number of students. The area is ceasing to have a balance and the proposed development would result in a massive additional number of student beds which will swamp the existing community.

The plans are also insufficient to service 2500 students in terms of deliveries, waste collection, servicing, ubers etc. 2 lay-bys and no off street provisioning for deliveries, pick-ups and service vehicles etc means an unacceptable burden on Sackville Street and Charles Street. Both busy but narrow roads that bound the site and are sole means of access. Currently for the 500 PBSA at Weston Halls it is traffic chaos with students being dropped off by parents in September or after other holidays. Multiply that by 5 times as many PBSA on the same site and it will be madness.

Half the Pendulum site not built on and local residents pay the price ! The proposed private external on-site open space occupies a relatively large proportion of the site but is in reality a small area for its intended purpose of serving the 2,500 student bedrooms plus staff and visitors This area should instead be used to better accommodate the built form in order to begin to address the identified adverse impacts of the currently proposed design including regarding scale, massing, siting and orientation and lack of on-site servicing provision. Basically there is a lot of harm arising from their design for the sake of a private garden area the developer has proposed. Students can use other parks or green spaces locally such as Vimto gardens or roof top gardens could be utilized to provide more outside space within the development especially if the built form is lower height buildings overall.

Somewhat cynically, the application is explicit in its intention to position the proposed built form along the northern edge of the site to maximise the amount of sunlight and daylight reaching its own on-site landscaped external area while depriving the existing community of this existing benefit.

Wider planning Context Representatives of Sister and the Chair of the Council's Planning Committee have both advised local residents that the form of the development on the Charles Street Car Park site shown in the Sister Masterplan is indicative, likely to change and will have full regard to the impact of the proposal on the adjacent residential area to the north that includes Granby Village. The masterplan indicates three taller buildings of appropriately the same height on the Charles Street Car Park site but a developer-led consultation has taken place suggesting three towers of unequal height (with the tallest being at the Sackville Street end of the site) for PBSA and with public open space adjacent to Princess Street. This has led to objections from local residents. The proposed iQ development needs to be refused or significantly amended to align with policy including on landscape context to set a positive precedent for Sister to follow for its Charles Street Car Park site. The proposed iQ development would have a particularly detrimental impact on the amenity of future users of any development on the Charles Street Car Park site where the proposed public open amenity space would be largely overshadowed by the huge 33 storey slabs along Charles Street and unpleasant to use

and traverse along. This may hamper bringing forward an appropriate development on the Sister site. The combined outcome of the current iQ and Sister proposals would change this part of Charles Street from the existing pleasant route with a sense of openness and good levels of daylight and sunlight to a dismal, overshadowed canyon-like space such as has resulted from recent development along the section of Charles Street running from Princess Street to Oxford Road due to the Circle Square development again on the South side of the street. These plans only make such a dismal outcome even worse as the buildings proposed here are much taller and wider than all but the slender tower on Circle Square which in itself isn't the issue. It is the tall wall of almost continuous built form especially if on a south side of a road as here. Gaps between buildings are small, fail to offer any relief from the street scene as you walk along and negligible light is cast onto the street.

Questionable environmental credentials the existing buildings are less than 25 years old (Pendulum) or at most 35 years (original Weston Hall). To be demolishing such structures currently in use and appearing to function well is highly questionable environmentally. The developer fails to provide any analysis of an alternative refurbishment option that would be perfectly possible, nor do they provide the pros and cons and costs of demolition versus refurbishment. Thereby ignoring the carbon cost of demolition. This is despite Net Zero targets demanding this justification. The developer even goes so far as to refer to the site as Brownfield in many parts of the application despite it being in full use and operational – therefore far from the definition of Brownfield which essentially means derelict.

Lack of Community Engagement / Consultation Now very topical with the lack of consultation by the developer of the Stocktons Site on Great Ancoats Street where planning was recently refused, and the lack of any community engagement / consultation by the developer of the enormous warehouses in Tyldesley where public enquiry called out the lack of consultation with residents as a root cause for such an onerous and damaging outcome. There are parallels here as the pre-application process was flawed leaving many residents unaware of the proposal or with minimal time to engage or respond. The online webinar instead of a physical meeting (Why ? this is not typical and more of Covid times) was a farce given the play back we were able to access. So stage managed with the questions not even raised by individuals. Just read out anonymously without stating if resident, business owner or any reference whatsoever.

We were not aware of the consultation event until after that event had occurred as no leaflets or letters were sent to residents in Granby Village, Granby House etc despite leaflets distributed further afield. The submitted application suggests a high level of consultation and engagement but this did not include the local residents despite being those people who would be most affected by the proposal. This is contrary to Paragraph 40 of the National Planning Policy Framework. The excuse of the developer when challenged was an incorrect assumption residents would learn of the consultation through social media or other means. Meanwhile leaflets about the consultation were distributed to office blocks many streets away from the development site. Nonsense. I suggest there was a planned strategy by the developer to keep residents in the dark. Because the plans will in reality put residents in the dark.

[redacted]

Outlook

Planning application 144791/FO/2025 for the Pendulum Hotel site

From [redacted]
Date Sat 17/01/2026 19:48
To Jennifer Atkinson [redacted]

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi I have tried to lodge an objection to this planning application but don't seem to be able to on your site.
I own a flat in Venice Court. I'm currently living elsewhere but we planned to move back in when my husband retires in the near future so we can be near our grandchildren.
I am appalled by the scale of this application, a 50 storey tower and three other huge towers are completely out of keeping with the local area. Our flats at Granby Village will be cast in darkness. I'm not sure if I want to move back to a building shrouded in gloom.
The buildings are also not what Manchester needs, I thought we needed affordable housing and this isn't it.
I understand that the application also makes no provision to ameliorate the disbenefits of the building work and a huge influx of students into the area.
It seems that the application has been made with no regard to the substantial existing community in the area. Granby Village was one of the first developments to bring people back into city centre living. Developments like this proposal risk hollowing out the city centre community again. The students, if they come, will be transient. Please don"t push out the people who have made the area their home.
regards
[redacted]

Outlook

Amendment to response to the formal consultation by Manchester City Council's Planning Service on Planning Application Ref. No. 144791/FO/2025 for the proposed demolition of the existing building and a new development on the site of Weston Student Hall...

From J[redacted]
Date Thu 15/01/2026 09:25
To Jennifer Atkinson [redacted]

1 attachment (116 KB)
2. Full comments document pdf.pdf;

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Jennifer Atkinson,

I sent you my comments regarding the above application a couple of days ago. I attached a document which set out my objections in full. I have subsequently been reviewing the drawings again and, for the sake of accuracy, I would like to make the following amendment. The amendment concerns the objection in bold text regarding the scale and massing of the proposal (that starts **"The proposed scale and massing, which includes four towers of 50, 33, 24 and 17 storeys, is not just uncharacteristic of the surrounding landscape context but would be overwhelming within this context and give rise to significant "disamenity" to residents and other users of the surrounding area…."**). The first paragraph of the explanatory text below this bold text should be amended to read as follows (- the bold red writing below highlights the amendment):

"Three of the four towers are aligned along the north boundary of the site running parallel with Granby Row just a short distance away to the north, and the fourth is only slightly further away. The four proposed towers are not slender but bulky **especially where they have** bedroom and other accommodation encircling central cores rather than just on to two sides of a central corridor spine. This continues for the two taller towers above the seventh floor. The towers either have a square or rectangular floor plan and th**ose along Charles Street (two above the seventh floor)** are orientated so that any longer sides are parallel to Charles Street. This maximises the resultant shadows they cast on their north sides. There is minimal space between the towers creating the visual perception in any oblique views of a continuous wall of built form of at least 17 stories high but even higher on parts of the site. This would further exacerbate the impact on daylight and sunlight and the extent and duration of overshadowing northwards. It would also create a visually overbearing built form when experienced from nearby streets and from other vantage points. The proposal would, therefore, have a significant visual impact and impact on sunlight and daylight which would adversely alter the character of, and amenity within, the area and the way in which it is experienced by those using the streets, spaces and buildings. The claim by the applicants that they have angled or moved back built form from the Charles Street footway to give a better relationship to the street and Charles Street Car Park site opposite is nonsense: a minimal set back makes little difference with buildings of such scale."

This does not affect the thrust of the objection.

Many thanks.

Yours sincerely,

[redacted]

Begin forwarded message:

From: [redacted]
Subject: Response to the formal consultation by Manchester City Council's Planning Service on Planning Application Ref. No. 144791/FO/2025 for the proposed demolition of the existing building and a new development on the site of Weston Student Halls and Pendulum Hotel, 78 Sackville Street, Manchester, M1 3BB.
Date: 13 January 2026 at 10:42:11 GMT
To: [redacted]

Dear Jennifer Atkinson,

I object to the above planning applications for all the reasons set out in the attached document. In addition, in this covering email, I emphasise just three of these points of objection. I would be grateful if you would confirm receipt of this email and your ability to open the attachments.

Urban landscape context of the site
The application assesses the existing urban landscape context of the proposal site. It is this context that the proposal should be designed to respond to and not a landscape that is more distant to the site or that the applicants aspire to help create within the area. There are numerous national and local policies that state that the any proposal should appropriately respond to the existing context. This would be expected to include, for example, the aim of avoiding harm to amenity. This includes Core Strategy Policy H12 which the Council's Executive Committee confirmed takes primacy over the Committee's own guidance and resolutions on purpose built student accommodation (PBSA).

The document attached to this email sets out the actual existing urban landscape context of the site. It should be emphasised that the height of existing built form - including the built form most recently built around the edge of this context - steps down as it approaches the application site. The site is set within a wide area where the existing development rarely exceeds 7 or 8 storeys and is often lower.
<u>In the west:</u>
The built form on the west side of Princess Street drops from around c.15 storeys nearer Mancunian Way (including an office building just being completed), down to c.12-storey residential development itself marking a transition down to only two 2-storey buildings (Factory nightclub and Jabez Clegg pub). The higher built form on this frontage itself marks a stepping down from taller built form including the c.37-storey building at the centre of the Circle Square development. On the east side of Princess Street, closer to the site, the street and application site are fronted by the 8-storey IBIS Hotel and 5-storey University Life Sciences Building. Both these buildings have been completed in recent years and are separated by a wide, open space including a former surface car park and a decked hard landscaped area over the River Medlock. This in turn steps down to the lower PBSA/hotel/conference centre building that occupies the application site.
<u>In the east:</u>
The almost completed iQ Echo Street Development has three towers which step down in height from c.28-storeys to 18 as the building reaches Vimto Park. To the south of this building is much lower built form but where planning permission has just been granted for the Sister Masterplan related Site C development which steps down from c.19 storeys to 12-storeys from east to west. Between these two developments and Sackville Street is a mix of low-scale development interspersed with open spaces of

the former University North Campus. The Sackville Street frontage facing the application site itself contains a mix of one, two, four and five-storey built form and the open space of Vimto Park.

In the north:

Immediately opposite the application site on Charles Street is the five-storey Charles Street Multi-storey Car Park. There is a current planning application for the demolition of this building but not for any replacement development. Beyond this is the railway viaduct and the Whitworth Street Conservation Area with its very particular character dominated by the six and seven storey Victorian and Edwardian warehouses plus more recent built form that responds to this same height and some lower built built form. This area to the north of the site would be most adversely affected by the proposed development including through overshadowing but it is an area where past regeneration and change has been completed for many years and has led to a large, stable, principally residential, local community.

In the south:

The area between the application site and Mancunian Way is occupied mostly by 3-storey University buildings but which include the slender c.14-storey Faraday Tower on its north-south axis which stands as an isolated tall feature within the generally lower-rise area between The Echo Street Development in the east, Mancunian Way to the south, The Circle Square Development to the west and beyond Whitworth Street in the north. There is a current planning application for the demolition of Faraday Tower (but no proposal for a replacement built form) which would remove this anomaly within the existing immediate townscape context of the application site.

Indeed, the site sits well within an area extending between Princess Street (in the west), the line of Aytoun Street and Cobourg Street (east), Major Street (north) and Mancunian Way (south) where there is little development above about 7 storeys other than the anomalies of:

- The mostly seven, partly c.11-storey, 1950's extension to the Sackville Building fronting Cobourg Street;
- The c.15-storey 1960's Faraday Tower on Sackville Street which is soon to be demolished; and
- The more recent Manchester New Square development on the junction of Princess Street/Whitworth Street ranging from 7-storeys to 15-storeys with the scale and massing lower elements designed specifically to provide a response to the neighbouring buildings.

Placing the proposed development consisting of a close group of four towers of **50, 33, 24 and 17 storeys** in height would be wholly out of context.

The applicants try to justify their proposal on the basis of the Sister Masterplan which suggests three taller built forms of undefined heights on the adjacent Charles Street Multi-storey Car Park site. This part of the Masterplan has raised objections from existing nearby residents who were assured by representatives of Sister and the Chair of the Council's Planning Committee that the Masterplan is likely to change of the implementation period and that any detailed proposal for the site would have to respond to the existing urban landscape context including regard to impacts (such as overshadowing and amenity more generally) on the nearby primarily residential area to the north - the area in where I live. A developer-led pre-application proposal for this site that includes three built forms (the tallest of 38-storeys) has raised considerable local objection and has yet to be the subject of a formal planning application. The applicants for the current iQ application cannot, therefore, take the Sister Masterplan or Sister proposal for the Charles Street Car Park as in some way fixed or a basis for decision-making on their site.

As noted, while the planning application analyses and acknowledges this existing urban townscape context the evolution of the proposed design has completely failed to take it into account. The proposal does not appropriately respond to its existing context

as required by a range of national and local policies but also ignores national and local guidance. Instead the applicants attempt to place the application site in a landscape context that does not currently exist and only exists in parts of the 'Southern Arc' at some distance from the application site. This is inappropriate and unacceptable.

Adverse impact on sunlight, daylight and overshadowing
I live in Velvet House in Granby Village and my apartment is several floors up and faces directly towards the proposed site of the 50-storey tower. I currently benefit from a good level of natural light including, on a sunny day, good levels of direct sunlight through any day and time of year. My apartment benefits from a terrace shared with other apartments which similarly experiences good levels of daylight and direct sunlight.

As the attached document details, the scale and massing of existing but form within the wider area means all residents enjoy good levels of natural light and direct and/or reflected sunlight. This makes a massive contribution to amenity within the area and how life inside apartments and within public realm and various private open amenity spaces is experienced and enjoyed. Also, the area contains only two meaningful, yet relatively small, areas of publicly accessible open space: The City Council controlled public open space of Sackville Gardens and the privately controlled Vimto Park. Both of these enjoy a good level of direct sunlight even in Winter and both are intensively used as they serve a local resident population of many thousands augmented by many more thousands of others who use this part of city centre including workers and visitors.

The proposal fails to provide illustrative information showing the extent of overshadowing at different times of the day and year. However, common sense combined with practical lived experience of the overshadowing caused by tall buildings implemented elsewhere in the city centre (as confirmed by images such as those on Google Earth and Streetview) shows that, in reality, the proposed development would cause a significant and harmful impact on a wide area - a and much wider than the area than the Planning Service and applicants agreed in the EIA Scoping would be impacted to an extent worthy of consideration. This is wholly unacceptable. All the towers (but especially the three tallest) taken individually would overshadow the area extensively throughout any given day. This would be particularly the case for the 50-storey tower, and the cumulative impact of the group of four towers forming a wall of development when seen in most oblique views would be immense. This impact would be all the worse during Winter months when the sun is lower in the sky.

The negative impact on Sackville Gardens and Vimto Park will be extensive. In Sackville Gardens (only some 200m from the site) on 10th January 2026 - a day of full Winter sunshine - at approximately midday (when the low sun would have aligned with the proposed 50-storey tower and the north corner of the Gardens) there was direct sunlight across much of the Gardens entering over the roofs of Granby Village and surrounding built form in the gap between the Sackville Building and Regency House. I attach a photograph. The proposed 50-storey tower would have blocked a large proportion of this direct sunlight casting a shadow over the Gardens. This overshadowing would impact amenity and how people would use the Gardens - no longer somewhere to linger and stay but just to hurry through - but also on the microclimate and the types of plants that will survive and thrive. Vimto Gardens, which remains a key open space within the Sister Masterplan and experiences full sun all day, would be placed in full shade for much of the afternoon by the combination of the four towers but especially the 50 and 18 storey towers at the east end of the application site closest to Vimto Gardens.

This impact on residential amenity and amenity more generally will also have an adverse impact on health and well-being particularly of the local residents.

The Planning Service should now require the applicants to submit accurate visual information that shows the extent of overshadowing the proposal would cause at intervals through daylight hours as a minimum on the Winter Solstice, and Summer

Solstice and the Spring/Autumn Equinox. This would allow residents and those involved in the decision-making process to fully understand these impacts and should ensure a reconsideration of the scale, massing, siting and orientation of the proposed built form to evolve an alternative proposal that has full regard to its existing urban landscape context.

Hours of working

For any redevelopment of this application site, with an existing nearby residential community, the proposed hours of noisy working are considered excessive and unacceptable. Also, it is not explicit within the application that any other working would not cause noise or other forms of disturbance (such as light pollution, noise from workers and vehicle movement/access outside the site) outside these noisy hours of working.

In conclusion the proposal would have an extremely detrimental impact on amenity, the townscape and how it is experienced/enjoyed in practice. The Planning process is intended to prevent the types of developer excesses evident in the proposal for the benefit of wider society. I would request that Planning Permission be refused if the applicants are unable to significantly and satisfactorily modify their proposal to avoid the harm it would cause.

Many thanks for your consideration of all the matters arise by this email including the attachments.

Yours sincerely,





Response to the formal consultation by Manchester City Council's Planning Service on Planning Application Ref. No. 144791/FO/2025 for the proposed demolition of the existing building and a new development on the site of Weston Student Halls and Pendulum Hotel, 78 Sackville Street, Manchester, M1 3BB.

The following response makes a number of comments including several reasons for **objection**.

Pre-application developer-led consultation and City Council's application consultation

OBJECTION
The pre-application process was flawed leaving many residents unaware of the proposal or with minimal time to engage or respond. The submitted application suggests a high level of consultation and engagement but this did not include the local residents as those people who would be most affected by the proposal. This is contrary to Paragraph 40 of the NPPF. It also seems that the City Council's own statutory consultation has been limited and has not included residents further afield than Granby Village who would potentially be adversely affected by the proposal.

The applicants detail their approach to pre-application consultation but negate to advise that many - if not all - local residents were not directly advised of the consultation exercise. Letters were not delivered to residential properties in the area and there was an incorrect assumption that residents would learn of the consultation through social media or other means.

The extent of the statutory consultation on the application by the City Council is questioned. For example, those properties in the area northwards of the consulted Granby Village such as the mostly residential properties beyond Whitworth Street do not appear to have been consulted but would be adversely affected. One such adverse affect would be the impact of the proposed 50-storey tower as this would be likely to block the direct sunlight (including direct Winter sunlight) reaching the Gardens and various properties including those on Canal Street facing Sackville Gardens.

Demolition of the existing building

OBJECTION
The application gives no meaningful regard to the retention of the existing building which could possibly be adapted and extended to deliver an increased density of development to a contemporary design and with due regard to environmental sustainability. The proposal, therefore, fails to have appropriate regard to the detail and spirit of relevant national and local policy and guidance.

The application confirms that the site is currently occupied by a four-storey building containing 528 purpose built student bedrooms and a 118-bedroom hotel (which has

conference facilities) and - along with areas of landscaped external space - is well maintained. This contradicts the suggestion elsewhere in the application that the site is a brownfield site as this is a term usually applied to land that was previously developed but which is now clear or derelict and as defined by the NPPF glossary.

The application gives no meaningful regard to the retention of the existing building with possible adaptation and extension in order to deliver a more contemporary built form in terms of appearance and function to provide solely purpose-built student accommodation (PBSA). This would need to have regard to policy expectations around the climate emergency and sustainability. (See also 'Other Considerations: Sustainability', below). This approach would enable full regard to the existing urban landscape context (including nearby residential buildings) and would achieve a considerable amount of PBSA.

Even if the Council accepts the principle of the proposed demolition the following objections remain regarding the proposed replacement development.

Existing urban townscape context

OBJECTION
The proposal fails to appropriately and meaningfully respond to the existing urban townscape context. The proposal, therefore, fails to have appropriate regard to relevant national and local policy, guidance and best practice relating to urban design and conservation principles.

Policy in the National Planning Policy Framework (NPPF) and the government's 'National Design Guide' of 2021 set down basic principles to achieve good (if not excellent) design in new development. Both identify the importance of understanding and appropriately responding to the local landscape context and creating welcoming places in which to live, work and visit. Creating such places is not just about the new development itself but the impact this development has on the surrounding area.

The City Council's statutory local development plan reflects this policy and guidance including in its Core Strategy Policy H12, specifically on Purpose Built Student Accommodation (PBSA). Policy H12 confirms that the design and layout of such development should ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise or disturbance, or impact on the streetscene either from the proposed development itself or when combined with existing accommodation. Various paragraphs of the supplementary planning document (SPD) section of the City Council's 'Guide to Development' all stress the need for new development to respect and be informed by their settings and to be of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones. The guidance section of the 'Guide to Development' also confirms in Paragraph 11.45 that new developments in conservation areas or elsewhere should not be designed in isolation; and considerations of design and layout must be informed by the wider context, having regard to not just any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. It explicitly confirms that it "sets the context within which developers and architects will have to work".

The application repeatedly states that it is responding to the existing local townscape context (which is clearly untrue) and to the emerging high density/high-rise townscape of the Southern Arc (which is the actual design intent). The application contains information assessing the local townscape context around the site - including some specifically on the conservation area - but this has not been used to inform the evolution of a design that actually responds meaningfully to this context (other than offering brick elevations). The applicants have instead ignored the character of the actual, existing immediately surrounding area and have proposed a design that responds to an aspirational tall building/high density townscape that reflects the character of recent development within more distant parts of the expansive Southern Arc area (for example, in the Great Jackson Street area). This is not the approach to achieving good design set out in national and local policy and guidance. The proposed development is not innovative in design and does not fit into the overall form and layout of its surroundings as required by the NPPF.

The actual existing urban landscape context of the application site

This has three principal elements:

(1) The area to the north of the nearby railway viaduct - from the River Medlock in the west to London Road in the east - is covered by the Whitworth Street Conservation Area with its particular high quality townscape. This is derived principally from 6 - 7 storey former Victorian and Edwardian warehouses with some elements of lower built form on a series of colliding grids of streets. This is the character of that part of the conservation area closest to and just to the north of the application site. The streets and spaces within the area all benefit from direct sunlight and good levels of natural daylight as the built form defines but does not overly enclose them. Just to the north is the modestly scaled Sackville Gardens - the only public (i.e. Council controlled) public open space in the southern part of the city centre.

(2) The area immediately to the west of the site. Abutting the site is the modern 8 storey IBIS Hotel which has a scale/massing and palette of elevation materials that responds to the adjacent conservation area and a surface car park. On the opposite side of Princess Street around the junction with Charles Street several two-storey Victorian buildings provide a characterful gateway to the conservation area. Moving southwards along Princess Street away from the conservation area the built form steps up in height to c.13 storey modern buildings next to the recent Circle Square development to an almost complete c.15-storey building immediately next to Mancunian Way.

(3) Elsewhere around the application site is the former University North Campus which the applicant fails to note was identified by the 20th Century Society in its 'Potential Conservation Areas Scoping Report' (December 2017, funded by Historic England) as one of only its two potential conservation areas with a predominant twentieth century character in Greater Manchester. It is characterised by well spaced white painted or exposed concrete modernist education buildings arranged around a series of privately controlled but publicly accessible soft landscaped open spaces including the Vimto Park. The buildings are mostly of a low or (in the case of the buildings fronting Princess Street and the recently listed Renold Building) moderate height but includes the tallest building near the application site, the University's Faraday Tower. This in height terms (c.14 storeys) stands in isolation and has a slender rectangular floorplan on a north-south axis minimising the shadow it casts to the north. This area also includes the low rise Charles Street Car Park immediately to the north of the site. The various spaces including Sackville Street and Charles Street in the vicinity of the site are full of sunlight and daylight.

Southern Arc
The application refers to the site being within the Southern Arc as if it were an established designation but no such reference or boundary can be found in the City Council's statutory development plan. It is instead understood to refer to an area of land, stretching from Mayfield to Great Jackson Street, arising principally from the building of Mancunian Way in the 1960's and other postwar clearance. To the east of London Road and west of Cambridge Street land remained vacant or was put into low density industrial/commercial uses but the central section was predominantly developed in the 1960's with education buildings whose character has largely been retained to date around the application site. In more recent years different sites within the Southern Arc area have been brought forward on an ad-hoc basis with a developer expectation (encouraged by the City Council and its developer-led Strategic Regeneration Frameworks) that high rise/high density development would be acceptable. Policy and guidance, however, makes it clear that such a one-size-fits-all approach cannot be assumed across such an expansive area which abuts a variety of other townscapes.

Heritage

OBJECTION
The application fails to appropriately respond to the heritage significance of the Whitworth Street Conservation Area and its setting or the settings of nearby listed buildings and non-designated heritage assets so as to avoid harm or keep such harm to the minimum that could be considered appropriate in heritage terms. In this regard the proposal has not had due regard to legislative requirements or to national and local policy, guidance and best practice.

The application has had regard to the settings of heritage assets that would (or would potentially) be impacted by the proposal but the design process has still resulted in the current proposal that causes considerable harm to heritage significance.

The Whitworth Street Conservation Area is one of the most concentrated historic environments within the city centre and so of very considerable heritage significance. The application site is not within the Whitworth Street Conservation Area but is adjacent to it, within its immediate setting. The proposed development would be highly prominent on Sackville Street and Princess Street which are both busy gateway routes serving the conservation area. Paragraph 69(1) of The Planning (Conservation Areas and Listed Buildings) Act 1990 states that conservation areas are areas or special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. This statement refers to the area as designated not the character/appearance as proposers would like to see it in the future.

While the use of brickwork in the proposed elevations could be seen as responding positively to the character of the conservation area, this cannot counter the highly intrusive impact of the scale and massing of the proposed built form on views into and out of the conservation area. The proposal does not preserve or enhance the special architectural or historic character or appearance of the conservation area. The proposed built form would also be a highly intrusive feature within the settings of a number of listed buildings and a wider number of non-designated heritage assets than have been identified in the application. The proposal causes harm to the heritage significance of the historic environment and this harm is indeed acknowledged within the application

submission. The failure to identify all potential non-designated heritage assets in the locality is indicative of the general disregard in the application of the existing townscape in order to arrive at the proposed design.

The detrimental impact on the settings of heritage assets would be contrary to various national and local policies and not have appropriate regard to national or local guidance or best practice. There is an expectation (including in terms of policy) that new development within the settings of conservation areas and heritage assets (whether or not designated) would respond positively and meaningfully to their heritage significance. The NPPF advises that where development would achieve this it should be treated favourably with the implied message that, where it does not, it should not be treated favourably.

The application refers to optimum viable use but in heritage terms this is the use that achieves the best outcome for conserving heritage assets and their settings which is not necessarily the most economically viable use. The proposal does not represent the optimum viable sue for this site in terms of conservation.

That Historic England have not raised objection to the proposal does not mean that the City Council, as the Local Planning Authority, can set aside national and local heritage policies. The City Council should fully recognise that heritage assets are an irreplaceable resource that should be conserved so that they can contribute to the quality of life of existing and future generations. Great weight should be given to their conservation.

The on-going iQ development at Echo Street within the Whitworth Street Conservation Area is an example of inappropriate development that can take place when heritage and townscape policies are not given sufficient weight when determining planning applications.

Proposed design and impact on amenity

OVERARCHING OBJECTION
The lack of appropriate or meaningful consideration given by the applicant to: the existing urban townscape once they had assessed it; impacts over much of the local area affected by the proposal; and policy, guidance and best practice regarding good design has led to a wholly inappropriate and discordant proposed design with significant adverse effects on local amenity. It certainly does not represent exceptional design and the proposed design is contrary to a wide range of national, local policies, guidance and best practice.

Irrespective of the comments made by the applicants, the proposal does not represent exceptional design requiring a different consideration than any other proposal.

- **Scale, massing, siting and orientation including impact on sunlight, daylight, overshadowing and wind patterns**

  OBJECTION 1
  The proposed scale and massing, which includes four towers of 50, 33, 24 and 17 storeys, is not just uncharacteristic of the surrounding landscape context but would be overwhelming within this context and give rise to significant

“disamenity” to residents and other users of the surrounding area. A particular impact is the loss of daylight and of direct and reflected sunlight within the adjacent area due to overshadowing. This impact would be all the greater when combined with the siting and orientation of the proposed built form. On this basis the proposal would be contrary to a wide range of national and local policies and guidance.

Three of the four towers are aligned along the north boundary of the site running parallel with Granby Row just a short distance away to the north, and the fourth is only slightly further away. The four proposed towers are not slender but bulky as each has bedroom and other accommodation encircling central cores rather than just on to two sides of a central corridor spine. The towers either have a square or rectangular plan form and these are orientated so that any longer sides are parallel to Charles Street. This maximises the resultant shadows they cast on their north sides. There is minimal space between the towers creating the visual perception in any oblique views of a continuous wall of built form of at least 17 stories high but even higher on parts of the site. This would further exacerbate the impact on daylight and sunlight and the extent and duration of overshadowing northwards. It would also create a visually overbearing built form when experienced from nearby streets and from other vantage points. The proposal would, therefore, have a significant visual impact and impact on sunlight and daylight which would adversely alter the character of, and amenity within, the area and the way in which it is experienced by those using the streets, spaces and buildings. The claim by the applicants that they have angled or moved back built form from the Charles Street footway to give a better relationship to the street and Charles Street Car Park site opposite is nonsense: a minimal set back makes little difference with buildings of such scale.

This adverse effect on amenity - notably regarding sunlight, daylight and overshadowing - would be experienced most acutely by the local residents in the area on the north side of the proposal site including those occupying the over 200 apartments in Granby Village. Within the area the apartments in all but the lowest floors of the residential buildings that run the full length of the north side of Granby Row from Sackville Street to Princess Street benefit from levels of direct sunlight as do:

- Various apartments facing onto other streets within the area including, for example, Bombay Street;
- The external spaces serving Granby Village, including the south-facing communal garden at the junction of Granby Row and Samual Ogden Street, courtyards, balconies and a shared terrace.

Those apartments and parts of spaces (including highways) that do not receive direct sunlight do nevertheless benefit from the sight of reflected sunlight that reaches the built form around them. All apartments in the area benefit from daylight, although this varies depending upon location; and for some not facing south the light levels are lower but sufficient for apartments to be attractive to buy/rent and live in.

It is evident that the visual impact of what would be perceived as a high and continuous wall of built form, and the detrimental impact on sunlight, daylight and overshadowing within the area - both inside apartments and in public and private external areas - will have a highly detrimental effect on amenity within the local area.

OBJECTION 2
The application has had no particular regard to the impact of the proposal on the area north of the buildings on the south side of Granby Row. This has been encouraged by the agreement between the applicants and Planning Service at the scoping stage of the Environmental Impact Assessment (EIA) to disregard this area in terms of any assessment on daylight, sunlight and overshadowing. The submitted non-technical information is insufficient to allow the impact to be readily and fully understood including on the important existing public/ publicly accessible open spaces of Sackville Gardens and Vimto Park.

That the Planning Service agreed with the proposers at the time of the EIA scoping that the impact regarding sunlight, daylight and overshadowing on the existing residential development on the north side of Granby Row (including Granby Village) and beyond would be insufficient to be considered by the EIA is a cause of significant concern and objection. The developers seem to have taken this as an indication that this will not, therefore, be an issue of any consequence during the determination of the application. Indeed, it seems perverse that some of the few 'receptors' selected for assessment agreed with the Planning Service are further away from, and not due north of, the site and not so obviously affected. In addition, those receptors selected on the south side of Granby Row are incorrectly identified in the Design and Access Statement at being in office use rather than their actual residential use which has implications for acceptable levels of sunlight, daylight and overshadowing.

The information submitted by the proposers on sunlight, daylight and overshadowing in the application is a highly technical report containing calculations on these receptors. It includes Granby House which, unlike Granby Village, has a limited number of south facing windows and no internal courtyards and Princess House, which is further away from the tallest proposed tower than are the residential buildings on the north side of Granby Row which have not been included. There is no plan-based information of the sort that would usually be expected which shows the extent of shadow cast by the proposed towers at key times of the day on key days of the year such as the Summer and Winter Solstices and the Spring and Autumn Equinoxes despite there being computer programs that can readily generate such information for any given location and scheme.

OBJECTION 3
The application has predicted that there will be some impact on wind patterns/ strength in the area but suggests it will not cause a safety issue. It is unclear, however, what impact people using the area can actually expect to experience or the consequences for the increased deterioration of/damage to nearby buildings including historic buildings.

OBJECTION 4
The City Council would seem not to have assessed the impacts of already implemented tall building schemes to learn any lessons for future decision making.

The adverse impacts of the many similar tall buildings on that have already been implemented within the City Centre are apparent. The City Council should assess these and find an alternative approach before approving any further such developments. The overshadowing and harm to sunlight and daylight levels and wind tunnel effects (and consequential harm to amenity and well-being) will be long-lasting. Managers of the Castlefield Viaduct - a major ongoing regeneration scheme and visitor destination - have confirmed, for example, that they are now having to replace their sun-loving planting scheme to a shade-tolerant scheme due to the excessively tall buildings to the south in the Owen Street/Great Jackson Street area some 250 metres away from the National Trust scheme at their closest point.

Several tall building developments have caused periodic excessive wind tunnel effects - notably on Oxford Road next to Circle Square and on Quay Street next to Spinningfields - and it is assumed that these impacts were not foreseen by similar modelling as has now been undertaken for the iQ application.

- **Street level frontages and servicing**

OBJECTION 1
The two street frontages include considerable blank areas relating to internal service areas located against these elevations. This fails to create elevations and on-street environment of an appropriately high quality.

The ground floor elevations are those parts of the building that will be seen in most detail by the public and should be of a particularly high quality. This cannot be achieved by a layout that requires a large blank elevation containing service area doorways to each of these principal elevations. General experience elsewhere shows that the elevations of these areas are quickly damaged through accidents and careless use and the floorscape of the public realm marked with, for example, drag marks and spills. This would detract from the appearance of the elevation and streetscene.

All servicing would be from three lay-bys on the Charles Street and Sackville Street highways. The need for three lay-bys would seem to reflect the expected high number of vehicle arrivals/departures including for deliveries (postal and supermarket deliveries identified by the applicants), taxis, and for more general operational needs. It seems that the loading bays are not expected to cope with the significant vehicle movements associated with student move-in/move-out. The proposed on-street servicing would cause inconvenience and safety issues for those using the highway including pedestrians and cyclists. Both the site and amount of development is large enough to warrant the provision of dedicated on-site vehicle area for deliveries/loading/unloading. This could take the form of a basement space or well designed, landscaped forecourt instead of the private open space that could also be used by taxis and assist with student move-in/move-out.

OBJECTION 2
There proposed development contains no mix of uses so there are no publicly active ground floor uses (such as retail or food and drink) within the street frontages as would be expected in a development of this size. Such uses would contribute to a sense of activity and informal surveillance of the wider area. This exacerbates the impact of the blank frontages associated with the internal

service areas and could be worsened further by the possible treatment of proposed ground level glazed areas.

Policy within the City Centre pursues a mix of uses and the glazed areas proposed within the street elevations are intended to provide visual permeability between the public realm and internal space. This contributes to a sense of activity and informal surveillance and improves actual and perceived security and personal security within and outside the development.

Many of the glazed areas of the ground floor street elevations serve internal uses where it is likely that blinds, vinyls and other coatings may be installed without the need for planning control to reduce this visual permeability thus extending the effective dead street frontages created by the bin store/servicing areas and lack of publicly active ground floor uses.

- **Other elevation design considerations**

OBJECTION
While the use of brick within the elevation design is welcomed as a gesture towards the conservation area, it nevertheless cannot overcome the fundamental inappropriateness of the scale and massing of the proposed building. A high quality elevation design could be achieved with a scale, massing and siting of built form that more appropriately and meaningfully responds to the townscape context with the necessary regard to national and local policy and guidance.

In general it is noted that the expressed structural grid being proposed is most effective when there is a deep reveal between the front faces of the grid and the recessed areas and when a vertical emphasis is achieved such as on the elevation of the on the recent development at New Manchester Square on the junction of Princess Street and Whitworth Street. A shallow reveal such as being achieved on the nearby iQ development on Echo Street is far less effective. The proposed elevation design should be revisited to achieve a deeper reveal of appropriate proportions as achieved at New Manchester Square.

- **External on-site open space**

OBJECTION 1
The proposed private external on-site open space occupies a relatively large proportion of the site but is in reality a small area for its intended purpose of serving the 2,500 student bedrooms plus staff and visitors. This area should instead be used to better accommodate the built form in order to begin to address the identified adverse impacts of the currently proposed design.

Somewhat cynically, the application is explicit in its intention to position the proposed built form along the northern edge of the site to maximise the amount of sunlight and daylight reaching its own on-site landscaped external area while depriving the existing community of this existing benefit.

The proposed development has been designed with an private, on-site open space which takes a relatively large proportion of the site but which is small in real terms given it is intended to serve 2,500 student bedrooms, staff and visitors including to store cycles, act as an entrance route between the single secure site Charles Street entrance and the various towers, accommodate events, and provide for amenity. Instead it would be more appropriate to use the entire site to better accommodate a more appropriate quantum of lower built form to address the objections arising from the response of the current proposal to its landscape context including regarding scale, massing, siting and orientation and lack of on-site servicing provision.

OBJECTION 2
The use of the proposed external open space for events if these would cause disamenity outside the application site.

The applicant advises that the external space is proposed to be used for external events. This would give rise to an objection unless a planning condition is attached to control the time and duration of such events and preventing the use of external sources of amplified noise at any time.

- **Design and health**

OBJECTION
The inappropriate design of the development is expected to have a harmful impact on the health and well-being of those adversely affected.

The design of development has been shown to have a link to health and a sense of well-being. The submitted information acknowledges this but focuses on the health benefits the proposal would bring to those within the development without addressing the harm caused to the health and well-being of those outside the site through the inappropriate design with its significant effect on amenity both during construction and once the building is in operation.

Strategic decision on the PSBA use and quantum of PBSA on this site

OBJECTION
A report of the City Council's Executive Committee identified a possible 2,500 PBSA development for this site while noting that this did not affect the primacy of the statutory local development plan including Core Strategy Policy H12. This stance recognised that this quantum of development may not be possible when taking other material planning considerations into account at the time of any planning application. The report also acknowledged that the identified PBSA demand would need to be met across a large number of sites; not all those identified in the report would necessarily be brought forward, or with the quantum of development suggested. The unacceptable design of the proposed development is being driven by a desire to achieve this 2,500 bedroom quantum of development rather than achieving an appropriate development including a design that responds appropriately, for example, to the existing townscape. This is unacceptable and the development does not accord with national and local policies including Core Strategy H12 of the statutory local plan. There is nothing exceptional in planning

terms about the site, the proposed use or quantum of development that would support disregarding other policy requirements.

The statutory local development plan makes no specific land-use allocation for this site or quantum of development. The policies within this plan, together with relevant national policies and guidance, should be fully informing the approach that is taken to the site with full regard not only to the site itself but also, as seen above, to its existing wider townscape context.

The City Council's Executive Committee has adopted a report setting out an approach for providing for Purpose Built Student Accommodation (PBSA) within the City. This includes the effective relocation of a transient student population from existing poor quality private sector housing in the suburbs to new high quality accommodation within or adjacent to the City Centre and near higher education establishments. The poor quality housing then becomes available for use as permanent homes for the wider resident community. This also relieves these suburban areas from disbenefits such as the destabilising impact of a constantly changing and significant proportion of the local population, traffic and parking issues and anti-social behaviour which all contribute to a sense of poor community cohesion.

The Committee report identified a large number of potential sites for PSBA to meet the identified demand as augmented by the relocation process. The report acknowledged that not all the identified sites would necessarily be brought forward or with the suggested quantum of development and that other sites not on the list could be brought forward. The application site was identified in the report for some 2,500 bedrooms but without any consideration of what this would mean in reality in terms of the required quantum of built form required to accommodate this number. As noted by the applicants in their submission, the Committee - possibly to be seen not to pre-empt or fetter the ability of the City Council to act in its statutory role as the Local Planning Authority when determining any future planning applications - confirmed that the statutory local development plan retains primacy over their committee report and that Core Strategy Policy H12 with its requirement for regard to the local context, therefore, remains of primary relevance. This is true for **all** other relevant local development plan policies (including those within the Guide to Development) such as SDP Policy 2.45.

The proposed development can only accommodate 2,500 bedrooms of PBSA by failing to comply with relevant policy or to respond appropriately to relevant guidance. The proposed design demonstrates that it is unlikely any appropriate design would achieve both this compliance and quantum of accommodation. There is nothing exceptional in planning terms about the current proposed use or quantum of development for this particular site that would provide a basis for disregarding other relevant policy and guidance irrelevant. The proposal does not comply with relevant planning policy or accord with guidance.

The proposed PBSA use

OVERARCHING OBJECTION
The proposed PBSA represents an unacceptably large addition to the numbers of PBSA bedrooms in existing developments and those currently being built within a short distance of the application site.

The existing area around Granby Village is a relatively small, well established principally residential area around Granby Village seen as a successful example of early regeneration within the city centre. A number of existing, large scale PBSA's already exist within close proximity to Granby Village including those located at the east end of Granby Row (Lambert, Fairfield and Fletcher Houses) and soon to be augmented by the adjacent iQ Echo Street development with over 1,200 bedrooms plus those in the Berry Street/Buxton Street area and the 1,100 rooms at Vita Student at Circle Square. The character of the area is changing with the increasing number of students. The area is ceasing to have a balance and the proposed development would result in a massive additional number of student beds which will swamp the existing community.

The City Council's Guide to Development in Manchester acknowledges that successful neighbourhoods are partly achieved by a balance of housing types and mix of uses. The proposal will not enable the balance sought by local policy and guidance to achieve this balance.

- **Social cohesion and community stability**

  OBJECTION
  The proposed PBSA will significantly and unacceptably alter further the demography of the local area and provide a concentration of PBSA that far outweighs the number of other types of residential accommodation. Such unbalanced communities skewed towards students have already been experienced in those suburban areas within the City that previously became the focus for student accommodation. In those cases, the imbalance led to less stable and cohesive communities as students are transient in nature and so less likely to have any particular commitment to a local area. As a cohort they give rise to other disbenefits around anti-social behaviour and impacts on local services that adversely affect the more permanent local community.

  The student population is transient and, perhaps understandably, have no particular commitment to the more stable host community. Concentrations of large numbers of students, as found over the years in suburban locations, bring particular issues which do not assist with community or social cohesion. That students do not contribute in terms of Council Tax to the local area and public services weakens any local connection further. Experience within the Granby Village area has shown that students can bring life and vitality, mostly during term times; conversely, and during term times anti-social behaviour increases. While the proposed development may be well run and controlled this does not extend to the behaviour of students once outside the development.

  The applicants make the assumption that existing services such as health services will keep absorbing increasing numbers of students that go up by hundreds each time a PBSA development is completed. These assumptions are based on students being willing/able to travel to more distant GPs and dentists and do not sit comfortably with the lived experience of existing residents who already struggle to get to see a GP or NHS dentist. The applicants also make assumptions about economic benefits to the area, mainly through an uplift in spending. There are two points here. The local area is already well served by a wide range of retail and hospitality venues. An increase in the transient student population living within the

area is not required to support these. The second point is that part of any uplift in spending in the local area will simply be a transfer of the same spending away from the suburban areas currently being emptied of student population.

The proposed additional PBSA within this locality does not accord with policy intentions to create a sustainable, stable and cohesive local community.

- **Traffic**

  OBJECTION
  While the Highway Authority may consider that the existing highway network can accommodate the traffic movements forecast by the applicants, it is unclear if they agreed with the forecast itself. The applicants appear to downplay the implications for traffic movements within the area and common sense would suggest that some of the forecast figures and expectations around being able to control student move-in and move-out are optimistic. The proposal includes insufficient provision for secure on-site cycle provision.

  The applicants appear to down-play the number and impacts of traffic movements serving the development and their ability to control move-in/move-out days especially as there is reliance on the use of the public highway for all these traffic movements including on the busy Sackville Street. The likely number of assumed car and taxi movements is particularly low. The applicants appear to under estimate the number of vehicle movements likely to be associated with a student population of 2,500 both now and into the future and it is the local community that will pay the price in congestion, inconvenience, pollution and highway maintenance.

  Any development should have sufficient cycle storage to meet likely future needs within the footprint of the built form and not rely on storage structures being provided externally within limited private external spaces that are intended for amenity. In this instance the limited cycle provision - rather than the 25% sought by the highway authority - is considered short-sighted and unhelpful in assisting to achieve the goal of net zero carbon emissions.

Precedent and ‘good planning’

OBJECTION
While each planning application has to be treated on its own merits, what is accepted on the application site would set a precedent for what could be acceptable on other nearby sites. What is termed ‘good planning’ suggests that the proposed application should have full regard to the ability to bring forward appropriate development on adjacent sites - this coordinating role is part of the planning process. The proposed development does not constitute good planning and, if approved, would set an unacceptable precedent for the future development of nearby sites not least as it would mean that the City Council would have intentionally ignored national and local policy designed to achieve development appropriate to its location.

The boundary of the ID Manchester Strategic Regeneration Framework (now referred to as the Sister Masterplan) covers the area to the south and east of the application site plus the Charles Street Car Park on the north side of the site. It does not cover the former surface car park fronting Princess Street immediately to the west of the application site. Good planning would suggest that the application site should form part of a closely coordinated approach for bringing forward development on the application site, the former surface car park site and the Sister Masterplan especially the adjacent areas on the west side of Sackville Street. The application makes passing references to the Sister Masterplan area but is silent on the former surface car park. Indeed, the EIA, when assessing the cumulative impact of proposed developments on the 'receptor' buildings on the south side of Granby Row to the north of the site, only included consideration of the proposed demolition of the Charles Street Car park site and not the proposed replacement development. This is a significant and misleading omission.

Representatives of Sister and the Chair of the Council's Planning Committee have both advised local residents that the form of the development on the Charles Street Car Park site shown in the Sister Masterplan is indicative, likely to change and will have full regard to the impact of the proposal on the adjacent residential area to the north that includes Granby Village. The masterplan indicates three taller buildings of appropriately the same height on the Charles Street car park site but a developer-led consultation has taken place suggesting three towers of unequal height (with the tallest being at the Sackville Street end of the site) for PBSA and with public open space adjacent to Princess Street. This has led to objections from local residents. The proposed iQ development needs to be refused or significantly amended to align with policy including on landscape context to set a positive precedent for the Sister to follow for its Charles Street Car Park site. The proposed iQ development would have a particularly detrimental impact on the amenity of future users of any development on the Charles Street Car Park site where the proposed public open amenity space would be made largely overshadowed and unpleasant to use. This may hamper bringing forward an appropriate development on the Sister site. The combined outcome of the current iQ and Sister proposals would change this part of Charles Street from the existing pleasant route with a sense of openness and good levels of daylight and sunlight to a dismal, overshadowed canyon-like space such as has resulted from recent development along the section of Charles Street running from Princess Street to Oxford Road. The combined outcome would also have a particularly harmful impact on amenity and townscape in the area on the north side of the railway viaduct.

The precent set by an approval of the iQ development would also inform the forthcoming development on the Faraday Tower site immediately to the south of the iQ application site. It could lead to a replacement development on the Faraday tower site that would put the iQ development and its associated landscaped external amenity area into full shade. Alternatively an approval of the iQ development in its current form may make it more difficult to appropriately develop the Faraday Tower site.

Similarly the precedent set by an approval of the iQ development may result in another overly tall building proposal for the surface car park site to the east of the application site or may stymy its more appropriate development in the future.

Proposed Section 106 Agreement

OBJECTION

The “heads of terms" of the proposed s.106 agreement stated in the application do not make any provision for works within the immediate local area to address the disbenefits of a large scale PBSA development on this site.

These should, for example, include:

- Street tree planting along the east side of Sackville Street to form a green corridor linking Sackville Gardens with Vimto Park with the existing green spaces adjacent to Mancunian Way and beyond.
- Improvements to the carriageway, footway surfaces and street furniture of streets around and leading to the application site.
- Improvements to Sackville Gardens as the only public (i.e. City Council controlled) open space serving the southern part of the city centre and where there are already initial proposals to return the Gardens more to their Edwardian character.
- Provision of litter bins on streets especially on routes from food and drink outlets to the application site.

Other considerations

- **Sustainability**

  The applicants dutifully make what have now become the standard assurances about sustainable construction; and they make some impressive promises relating to the environmentally-friendly running of the development once inhabited. However, today’s net-zero targets demand that where demolition is a key part of a development proposal some analysis be presented of pros and cons — and costs — of demolition versus refurbishment. It should not be presented as self-evident that the demolition of, in this case, buildings comprising more than 500 existing bedroom spaces is a good response to PBSA demand in the area. On the carbon costs of demolition (which the Environmental Statement rolls in together with the construction carbon costs), the application talks only of the potential for recycling demolished materials, not of the net carbon cost of demolition and replacement or of the comparative effects on particulate release, between demolition and refurbishment.

- **Biodiversity**

  The application claims the site has “the potential to add value to the local ecology and act as an additional 'green' link to the future developments associated with the ID”. However, no such linking up is possible: there are proposed built form in the way to the east, west and north of the green space proposed. The proposal boasts a proposed Biodiversity Net Gain of 1182.76% using the statutory Biodiversity Metric; however, this is calculated on a baseline of 0.14 “habitat units” (i.e. what nature has currently got to work on on the site) rising to 1.74 units. 1.74 habitat units on a large development such as this might well be considered as of relatively low biodiversity value. The application further claims that “Few city centre schemes in Manchester deliver landscape and ecological enhancements of comparable scale”. But enhancements in terms of biodiversity measured as a large percentage of not very much can surely not sustain such a claim.

- **Terrestrial television, satellite television and broadband connectivity**

  It is understood that the approach proposed towards these matters is for the development to take place and then see if problems arise. If any problems can be proven to be due to the development, the applicants will then consider remedial action. This does not seem helpful or proactive and it is understood that interference is expected at least with satellite television due to the location and height of the proposed built form.

- **Construction phase**

  OBJECTION
  The many years of construction being proposed is considered excessive and unacceptable. A more appropriate scale and quantum of development should lead to a shorted construction period. In any event, in such close proximity to existing residential buildings especially for such an extended construction period, the programme and workforce for any large scale development should be organised such that the proposed hours for noisy working be reduced so as to commence at 8:30am on weekdays (rather than the stated 7:30am) and still finish at 6:00pm and no noisy working on Saturdays, Sundays, Bank Holidays or Public Holidays - the latter are not mentioned in the application. The hours of noisy working proposed are unacceptable and give rise to an objection. That the application does not prevent noise or other forms of associated disturbance arising outside the site outside the noisy hours of working is also a cause for objection

- **Operational noise**
  There should be conditions on the operational development to restrict noise outside the built form caused by, for example, the use of external and internal spaces, mechanical equipment (such as ventilation), and so on.

Concluding comment

An alternative approach to the application site should be required that would have the potential to overcome the identified policy failings of this proposal. If this is not possible the proposal should be refused planning permission in accordance with Paragraph 139 of the NPPF.

A PBSA development on this site gives rise to strong objection. If a PBSA is considered to be acceptable in principle by the City Council, the Council should require a comprehensive redesign that ensures it complies with all relevant policy and accords with relevant guidance to achieve a design that responds appropriately to the existing townscape (including heritage) context and avoiding disamenity for users of the surrounding area including the considerable number of existing local residents.

Paragraph 139 of the NPPF is clear that development that is not well designed should be refused. ‘Well designed’ is not just about the intrinsic quality of the design of the development but about achieving an appropriate response to other matters including the existing townscape context and taking the views of the community into consideration.

Policy and Guidance documents used when preparing these comments

The following list identifies the primary sources used but is not exhaustive:

National Planning Policy Framework (Dec 2024)
Government policy document

This describes how economically, environmentally and socially sustainable development should be brought forward. It should be read as a holistic development i.e. all policies need to be read in conjunction with each other. Regard has also been had to the relevant parts of the associated Planning practice Guidance.

Particularly relevant parts of the NPPF include:

Para 40	Pre-consultation
Para 44	EIA's
Section 12	Achieving well-designed places: Paras 131, 132, 135, 137, 138, 139, 140
Section 14	Meeting the challenge of climate change
Section 16	Conserving and enhancing the historic environment: Paras 202, 207, 208, 210, 212, 215, 219
Glossary	Provides the government definition of "Brownfield land"

National Design Guide
Government document

Much of this document is relevant but particular attention is draw to the sections on "context" and "identity" which form the basis for the other subsequent considerations in the document.

The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017)
Advice prepared by Historic England as the government's principal adviser on the historic environment.

Places for Everyone 2024
A Strategic document prepared by the Greater Manchester Combined Authority.

Particularly relevant policies:
Policy JP-S1: Sustainable development
Policy JP-H3: Type size and design of new housing: Defers consideration of student housing to district local plan
Policy JP-P1: Sustainable places: Para 9.15 "All development should achieve a high design quality consistent with the ten characteristics set out in the National Design Guide"
Policy JP-P2: Heritage
Policy JP-P6: Health
The document sets out proposal for becoming carbon neural by 2038.

Local Plan
Manchester City Council's local development plan.

Consists of several documents and particularly relevant policies include:

Core Strategy:

CC 3 (Housing)
CC 6 (City Centre high density development - must have regard to tall buildings policy (EN2))
CC 7 (Mixed use)
CC 8 (The need for an approved development framework to guide a large scale development proposal - does not seem to be the case with the iQ proposal)
CC 9 (Design & Heritage)
H 12 (PBSA - Especially paragraphs 3 (parking), 4 (local services), 5 (safety and security), 6 (impact on local amenity)
T 1 (Sustainable transport including taking account of other road users)
EN 1 (Design principles and link back to national guidance)
EN 2 (Tall Buildings - including a need to be appropriately located with particular regard to Paragraphs 12.14 (local context) and 12.12 (the need to consider all design policies as the policy context against which tall building proposals will be considered)
EN 3 (Heritage)
EN 15 (Biodiversity)
PA 1 (Developer contributions)
DM 1 (Development management)

Extant Unitary Development Plan Policies

DC18 (Conservation Areas)
DC19 (Listed Buildings)
DC 26 (Development and noise)

Guide to Development in Manchester Supplementary Planning Document and Planning Policy Guidance (Adopted 2007)

Virtually all this document is relevant but in particular. Parts 1 and 2 are considered in turn:

Part 1 (SPD) Sections 1 - 10 inc

2.3 (Response of new development to existing context and character)
2.6 (Response of new development to heritage)
2.7 (Response of new development increasing density to existing context)
2.8 (Retaining and enhancing sense of place)
2.13 (Buildings should relate well to each other and respect their setting)
2.14 (Building height and existing context)
2.5 (Streets should be designed for people not just for vehicles to pass through)
2.31 (Need for adequate on-site servicing provision)
3.37 (Provision of street trees)
2.40 (Public realm)
2.41 (Public realm)
2.43 (Public realm)
2.45 (Mix of housing large, single tenure housing developments need to contribute to a balanced neighbourhood)
2.47 (Mix of uses)
2.49 (Safety and security)
2.56 (Impact on global environment)
4.2 (Sustainable development)

4.13 (Sustainability including reuse of existing structures)
4.15 (Biodiversity)
6.9 (Cycle parking provision)
7.2 (Response to built context)
8.3 (Promotion of informal surveillance)
9.9 (Promotion of social inclusion)
9.11 (Quality and aesthetics of the built environment to health)

Part 2 (Guidance) Sections 11 & 12
11.1 (Response of new development to context)
11.4 (Response of new development to context)
11.43 (Design)
11.45 (Response of new development to context)
12.8 (Response of new development to context including ground level treatments, servicing, microclimate (overshadowing, air turbulence)
12.10 (Sustainable development)
12.13 (Recognition of lack of open space in the city centre)
12.20 (City Centre design and the “street wall”)
12.26 (Tall buildings)

Outlook

Response to the formal consultation by Manchester City Council's Planning Service on Planning Application Ref. No. 144791/FO/2025 for the proposed demolition of the existing building and a new development on the site of Weston Student Halls and Pendulu...

From [redacted]
Date Tue 13/01/2026 10:43
To Jennifer Atkinson [redacted]

1 attachment (116 KB)
2. Full comments document pdf.pdf;

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Jennifer Atkinson,

I object to the above planning applications for all the reasons set out in the attached document. In addition, in this covering email, I emphasise just three of these points of objection. I would be grateful if you would confirm receipt of this email and your ability to open the attachments.

Urban landscape context of the site
The application assesses the existing urban landscape context of the proposal site. It is this context that the proposal should be designed to respond to and not a landscape that is more distant to the site or that the applicants aspire to help create within the area. There are numerous national and local policies that state that the any proposal should appropriately respond to the existing context. This would be expected to include, for example, the aim of avoiding harm to amenity. This includes Core Strategy Policy H12 which the Council's Executive Committee confirmed takes primacy over the Committee's own guidance and resolutions on purpose built student accommodation (PBSA).

The document attached to this email sets out the actual existing urban landscape context of the site. It should be emphasised that the height of existing built form - including the built form most recently built around the edge of this context - steps down as it approaches the application site. The site is set within a wide area where the existing development rarely exceeds 7 or 8 storeys and is often lower.
<u>In the west:</u>
The built form on the west side of Princess Street drops from around c.15 storeys nearer Mancunian Way (including an office building just being completed), down to c.12-storey residential development itself marking a transition down to only two 2-storey buildings (Factory nightclub and Jabez Clegg pub). The higher built form on this frontage itself marks a stepping down from taller built form including the c.37-storey building at the centre of the Circle Square development. On the east side of Princess Street, closer to the site, the street and application site are fronted by the 8-storey IBIS Hotel and 5-storey University Life Sciences Building. Both these buildings have been completed in recent years and are separated by a wide, open space including a former surface car park and a decked hard landscaped area over the River Medlock. This in turn steps down to the lower PBSA/hotel/conference centre building that occupies the application site.
<u>In the east:</u>
The almost completed iQ Echo Street Development has three towers which step down in height from c.28-storeys to 18 as the building reaches Vimto Park. To the south of this building is much

lower built form but where planning permission has just been granted for the Sister Masterplan related Site C development which steps down from c.19 storeys to 12-storeys from east to west. Between these two developments and Sackville Street is a mix of low-scale development interspersed with open spaces of the former University North Campus. The Sackville Street frontage facing the application site itself contains a mix of one, two, four and five-storey built form and the open space of Vimto Park.

In the north:

Immediately opposite the application site on Charles Street is the five-storey Charles Street Multi-storey Car Park. There is a current planning application for the demolition of this building but not for any replacement development. Beyond this is the railway viaduct and the Whitworth Street Conservation Area with its very particular character dominated by the six and seven storey Victorian and Edwardian warehouses plus more recent built form that responds to this same height and some lower built built form. This area to the north of the site would be most adversely affected by the proposed development including through overshadowing but it is an area where past regeneration and change has been completed for many years and has led to a large, stable, principally residential, local community.

In the south:

The area between the application site and Mancunian Way is occupied mostly by 3-storey University buildings but which include the slender c.14-storey Faraday Tower on its north-south axis which stands as an isolated tall feature within the generally lower-rise area between The Echo Street Development in the east, Mancunian Way to the south, The Circle Square Development to the west and beyond Whitworth Street in the north. There is a current planning application for the demolition of Faraday Tower (but no proposal for a replacement built form) which would remove this anomaly within the existing immediate townscape context of the application site.

Indeed, the site sits well within an area extending between Princess Street (in the west), the line of Aytoun Street and Cobourg Street (east), Major Street (north) and Mancunian Way (south) where there is little development above about 7 storeys other than the anomalies of:

- The mostly seven, partly c.11-storey, 1950's extension to the Sackville Building fronting Cobourg Street;
- The c.15-storey 1960's Faraday Tower on Sackville Street which is soon to be demolished; and
- The more recent Manchester New Square development on the junction of Princess Street/Whitworth Street ranging from 7-storeys to 15-storeys with the scale and massing lower elements designed specifically to provide a response to the neighbouring buildings.

Placing the proposed development consisting of a close group of four towers of **50, 33, 24 and 17 storeys** in height would be wholly out of context.

The applicants try to justify their proposal on the basis of the Sister Masterplan which suggests three taller built forms of undefined heights on the adjacent Charles Street Multi-storey Car Park site. This part of the Masterplan has raised objections from existing nearby residents who were assured by representatives of Sister and the Chair of the Council's Planning Committee that the Masterplan is likely to change of the implementation period and that any detailed proposal for the site would have to respond to the existing urban landscape context including regard to impacts (such as overshadowing and amenity more generally) on the nearby primarily residential area to the north - the area in where I live. A developer-led pre-application proposal for this site that includes three built forms (the tallest of 38-storeys) has raised considerable local objection and has yet to be the subject of a formal planning application. The applicants for the current iQ application cannot, therefore, take the Sister Masterplan or Sister proposal for the Charles Street Car Park as in some way fixed or a basis for decision-making on their site.

As noted, while the planning application analyses and acknowledges this existing urban townscape context the evolution of the proposed design has completely failed to take it into account. The proposal does not appropriately respond to its existing context as required by a range of national and local policies but also ignores national and local guidance. Instead the applicants attempt to place the application site in a landscape context that does not currently exist and only exists in

parts of the ‘Southern Arc’ at some distance from the application site. This is inappropriate and unacceptable.

Adverse impact on sunlight, daylight and overshadowing
I live in Velvet House in Granby Village and my apartment is several floors up and faces directly towards the proposed site of the 50-storey tower. I currently benefit from a good level of natural light including, on a sunny day, good levels of direct sunlight through any day and time of year. My apartment benefits from a terrace shared with other apartments which similarly experiences good levels of daylight and direct sunlight.

As the attached document details, the scale and massing of existing but form within the wider area means all residents enjoy good levels of natural light and direct and/or reflected sunlight. This makes a massive contribution to amenity within the area and how life inside apartments and within public realm and various private open amenity spaces is experienced and enjoyed. Also, the area contains only two meaningful, yet relatively small, areas of publicly accessible open space: The City Council controlled public open space of Sackville Gardens and the privately controlled Vimto Park. Both of these enjoy a good level of direct sunlight even in Winter and both are intensively used as they serve a local resident population of many thousands augmented by many more thousands of others who use this part of city centre including workers and visitors.

The proposal fails to provide illustrative information showing the extent of overshadowing at different times of the day and year. However, common sense combined with practical lived experience of the overshadowing caused by tall buildings implemented elsewhere in the city centre (as confirmed by images such as those on Google Earth and Streetview) shows that, in reality, the proposed development would cause a significant and harmful impact on a wide area - a and much wider than the area than the Planning Service and applicants agreed in the EIA Scoping would be impacted to an extent worthy of consideration. This is wholly unacceptable. All the towers (but especially the three tallest) taken individually would overshadow the area extensively throughout any given day. This would be particularly the case for the 50-storey tower, and the cumulative impact of the group of four towers forming a wall of development when seen in most oblique views would be immense. This impact would be all the worse during Winter months when the sun is lower in the sky.

The negative impact on Sackville Gardens and Vimto Park will be extensive. In Sackville Gardens (only some 200m from the site) on 10th January 2026 - a day of full Winter sunshine - at approximately midday (when the low sun would have aligned with the proposed 50-storey tower and the north corner of the Gardens) there was direct sunlight across much of the Gardens entering over the roofs of Granby Village and surrounding built form in the gap between the Sackville Building and Regency House. I attach a photograph. The proposed 50-storey tower would have blocked a large proportion of this direct sunlight casting a shadow over the Gardens. This overshadowing would impact amenity and how people would use the Gardens - no longer somewhere to linger and stay but just to hurry through - but also on the microclimate and the types of plants that will survive and thrive. Vimto Gardens, which remains a key open space within the Sister Masterplan and experiences full sun all day, would be placed in full shade for much of the afternoon by the combination of the four towers but especially the 50 and 18 storey towers at the east end of the application site closest to Vimto Gardens.

This impact on residential amenity and amenity more generally will also have an adverse impact on health and well-being particularly of the local residents.

The Planning Service should now require the applicants to submit accurate visual information that shows the extent of overshadowing the proposal would cause at intervals through daylight hours as a minimum on the Winter Solstice, and Summer Solstice and the Spring/Autumn Equinox. This would allow residents and those involved in the decision-making process to fully understand these impacts and should ensure a reconsideration of the scale, massing, siting and orientation of the proposed built form to evolve an alternative proposal that has full regard to its existing urban landscape context.

Hours of working

For any redevelopment of this application site, with an existing nearby residential community, the proposed hours of noisy working are considered excessive and unacceptable. Also, it is not explicit within the application that any other working would not cause noise or other forms of disturbance (such as light pollution, noise from workers and vehicle movement/access outside the site) outside these noisy hours of working.

In conclusion the proposal would have an extremely detrimental impact on amenity, the townscape and how it is experienced/enjoyed in practice. The Planning process is intended to prevent the types of developer excesses evident in the proposal for the benefit of wider society. I would request that Planning Permission be refused if the applicants are unable to significantly and satisfactorily modify their proposal to avoid the harm it would cause.

Many thanks for your consideration of all the matters arise by this email including the attachments.

Yours sincerely,

[redacted]

[redacted]



Outlook

Fwd: Comments for Planning Application 144791/FO/2025

From [redacted]
Date Tue 13/01/2026 10:09
To Jennifer Atkinson [redacted]

You don't often get email from [redacted] Learn why this is important

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Dear Jennifer Atkinson,

Further to this comment submitted re. application 144791/FO/2025, I attach a photograph illustrating the path of direct sunshine as remarked on in the comment. I would also like to query the automated message I received on submission, that "

- Your comments have been registered against this application. Your comment has been truncated.

In what ways has the comment been truncated? It is not truncated below, and I hope it won't be anywhere else.

Kind regards,



Christopher Perriam for Friends of Sackville Gardens

---------- Forwarded message ---------
From: [redacted]
Date: Tue, 13 Jan 2026 at 09:56
Subject: Comments for Planning Application 144791/FO/2025
To: [redacted]

Comments for Planning Application 144791/FO/2025

Dear Sir/Madam,

[redacted] for Friends of Sackville Gardens,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 13/01/2026 9:56 AM from [redacted] for Friends of Sackville Gardens.

Application Summary

Address:	Weston Student Halls And Pendulum Hotel 78 Sackville Street Manchester M1 3BB
Proposal:	Phased development comprising:|cr|(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and|cr|(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.
Case Officer:	Jennifer Atkinson

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	[redacted]

Comments Details

Commenter Type:	Group
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

As a volunteer group who try to help the Council protect city-centre green spaces, we object to the proposed scale and massing, which includes four towers of 50, 33, 24 and 17 storeys. This is not just uncharacteristic of the surrounding landscape context but would be overwhelming and - for Sackville Gardens - damaging within this context. A particular impact is the loss of daylight and of direct and reflected sunlight within the adjacent area - including vital green spaces - due to overshadowing. It would give rise to significant disamenity to users of the surrounding area.

The information submitted by the proposers on sunlight, daylight and overshadowing only takes in the area as far as Granby Row, but the 50-storey block will have an effect much further north and east than that. On winter mornings, sunshine and indirect light from the south reaches Sackville Gardens along Sackville Street, the sun tracking slightly above the existing c14-storey Faraday Tower when viewed from the Whitworth Street/Sackville Street corner entrance to the park. Vimto Park, nearer to the towers, will be even more affected, relying as it does for midday winter light coming from the south-south-west, over the existing Pendulum Hotel and Weston Halls complex.

We also object that the "heads of terms" of the proposed s.106 agreement (to compensate the community for the impact of the development) do not make any explicit provision for works within the immediate local area to address the disbenefits of a large scale student accommodation development on this site. Such a disproportionate increase in population of one particular demographic will put all sorts of strains on this small but already densely populated area of the city.

Compensatory provision should, for example, include:`

--Street tree planting along the east side of Sackville Street to help form a green corridor linking Sackville Gardens with Vimto Park and with the existing green spaces adjacent to Mancunian Way and beyond.
`

--A contribution to ongoing, volunteer-led improvements to Sackville Gardens as the only public (i.e. City Council controlled) open space serving the southern part of the city centre.
`

--Provision of litter bins on neighbouring streets, especially on routes to and from food and drink outlets.

Kind regards

****
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If you have received this email in error, please notify the sender, or [redacted] and then permanently delete the email, attachments and all copies.
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This footnote also confirms that this email message has been swept for the presence of computer viruses.
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Outlook

Fw: Objection to Planning A.....

From Planning [redacted]
Date Tue 13/01/2026 09:01
To Jennifer Atkinson [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [redacted]
Sent: 13 January 2026 08:33
To: Planning [redacted]
Subject: Objection to Planning A.....

You don't often get email from [redacted] Learn why this is important

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Sir or Madam,

I am writing to formally object to the proposed planning application for the Pendulum IQ site (Reference: 44791/FO/2025).

I am a resident of Granby Village, which would be directly and significantly affected by this development. My objections are as follows:

• Excessive scale and height

The proposal includes towers of up to 50 storeys, which are entirely out of scale with the surrounding area and wholly inappropriate for this location.

• Severe loss of daylight and sunlight

The development would result in a serious loss of daylight and sunlight to nearby homes and gardens in Granby Village, adversely affecting residents' quality of life.

• Harm to heritage and conservation area

Granby Village sits within a sensitive heritage and conservation context. The scale and massing of this proposal would cause clear harm to the character and setting of the conservation area.

• Poor street design and environmental impacts

The scheme raises serious concerns regarding wind impacts, poor street-level design, and heavy servicing requirements. The intensity of use associated with approximately 2,500 student beds would lead to congestion, noise, and disruption in an already pressured area.

• Over-concentration of student accommodation

There is already a high concentration of student housing in this area. Adding a further c.2,500 beds represents overdevelopment and risks undermining balanced, sustainable communities.

• Construction disruption

The scale of the project would result in years of construction-related disruption, including increased traffic, noise, dust, and loss of amenity for existing residents.

• Damaging precedent

Approval of a development of this scale would set a highly damaging precedent for future proposals, further eroding the character and liveability of the area.

In summary, this proposal represents an inappropriate overdevelopment that would cause lasting and unacceptable harm to residents, the local environment, and the wider area. I respectfully urge the Council to refuse this application.

Yours faithfully,

[redacted]

Resident of Granby Village

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or [redacted] and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

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Objections made on behalf of Leaseholders in Granby Village by The Granby Village (Manchester) Management Company Limited.

The management company represents 236 leasehold owners of apartments built or converted in the early 1990s and forming the development known as Granby Village in 5 separate blocks known as Velvet House, Velvet Court, Venice Court, Bombay House and 55-57 Whitworth Street in M1 with landscaped gardens between. The Management Company acts in the interests of leaseholders and other residents:

OBJECTION

The application lacks any alternative proposals or options for the retention of the existing building which could be adapted and extended to deliver an increased density of PBSA development with better environmental sustainability credentials than demolition and several high rise new builds. The existing buildings are far from old. The Pendulum Hotel only 25 years old and original Weston Halls part 35 years old. All offer ensuite PBSA rooms unlike other older University blocks that may be considered ripe for replacement. The Pendulum hotel offers well-priced bedrooms and conference facilities that appear well utilized and could be converted to PBSA relatively easily. Therefore this application fails to have appropriate regard to the detail and spirit of relevant national and local policy and guidance on sustainable development.

Existing urban townscape context

OBJECTION

The proposal fails to appropriately and meaningfully respond to the existing urban townscape context. The proposal, therefore, fails to have appropriate regard to relevant national and local policy, guidance and best practice relating to urban design and conservation principles.

Policy in the National Planning Policy Framework (NPPF) and the government's National Design Guide of 2021 set down basic principles to achieve good (if not excellent) design in new development. Both identify the importance of understanding and appropriately responding to the local landscape context and creating welcoming places in which to live, work and visit. Creating such places is not just about the new development itself but the impact this development has on the surrounding area.

The City Council's statutory local development plan reflects this policy and guidance including in its Core Strategy Policy H12, specifically on Purpose Built Student Accommodation (PBSA). Policy H12 confirms that the design and layout of such development should ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise or disturbance, or impact on the streetscene either from the proposed development itself or when combined with existing accommodation. Various paragraphs of the supplementary planning document (SPD) section of the City Council's 'Guide to Development' all stress the need for new development to respect and be informed by their settings and to be of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones. The guidance section of the 'Guide to Development' also confirms in Paragraph 11.45 that new developments in conservation areas or elsewhere should not be designed in isolation; and considerations of design and layout must be informed by the wider context, having regard to not just any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. It

explicitly confirms that it “sets the context within which developers and architects will have to work”.

The application repeatedly states that it is responding to the existing local townscape context (which is clearly untrue as it includes towers much taller and bulkier than any currently on the former University site and surroundings) and to the emerging high density/high-rise townscape of the Southern Arc (which is the actual design intent). The application contains information assessing the local townscape context around the site - including some specifically on the conservation area - but this has not been used to inform the evolution of a design that actually responds meaningfully to this context (other than offering brick elevations). The applicants have instead ignored the character of the actual, existing immediately surrounding area and have proposed a design that responds to an aspirational tall building/high density townscape that reflects the character of recent development within more distant parts of the expansive Southern Arc area (for example, in the Great Jackson Street area) well away from conservation areas and long term established residential communities as we have here. This is not the approach to achieving good design set out in national and local policy and guidance. The proposed development is not innovative in design and does not fit into the overall form and layout of its surroundings as required by the NPPF.

The actual existing urban landscape context of the application site
This has three principal elements:

(1) The area to the north of the nearby railway viaduct - from the River Medlock in the west to London Road in the east - is covered by the Whitworth Street Conservation Area with its particular high quality townscape. This is derived principally from 6 - 7 storey former Victorian and Edwardian warehouses with some elements of lower built form on a series of colliding grids of streets. This is the character of that part of the conservation area closest to and just to the north of the application site. The streets and spaces within the area all benefit from direct sunlight and good levels of natural daylight as the built form defines but does not overly enclose them. Just to the north is the modestly scaled Sackville Gardens - the only public (i.e. Council controlled) public open space in the southern part of the city centre.

(2) The area immediately to the west of the site. Abutting the site is the modern 8 storey IBIS Hotel which has a scale/massing and palette of elevation materials that responds to the adjacent conservation area and a surface car park. On the opposite side of Princess Street around the junction with Charles Street several two-storey Victorian buildings provide a characterful gateway to the conservation area. Moving southwards along Princess Street away from the conservation area the built form steps up in height to c.13 storey modern buildings next to the recent Circle Square development to an almost complete c.15-storey building immediately next to Mancunian Way.

(3) Elsewhere around the application site is the former University North Campus which the applicant fails to note was identified by the 20th Century Society in its ‘Potential Conservation Areas Scoping Report’ (December 2017, funded by Historic England) as one of only its two potential conservation areas with a predominant twentieth century character in Greater Manchester. It is characterised by well spaced white painted or exposed concrete modernist education buildings arranged around a series of privately controlled but publicly accessible soft landscaped open spaces including the Vimto Park. The buildings are mostly of a low or (in the case of the buildings fronting Princess Street and the recently listed Renold Building) moderate height but includes the tallest building near the application site, the University’s Faraday Tower.

This in height terms (c.14 storeys) stands in isolation and has a slender rectangular floorplan on a north-south axis minimising the shadow it casts to the north. This area also includes the low rise Charles Street Car Park immediately to the north of the site. The various spaces including Sackville Street and Charles Street in the vicinity of the site are full of sunlight and daylight.

Southern Arc
The application refers to the site being within the Southern Arc as if it were an established designation but no such reference or boundary can be found in the City Council's statutory development plan. It is instead understood to refer to an area of land, stretching from Mayfield to Great Jackson Street, arising principally from the building of Mancunian Way in the 1960's and other postwar clearance. To the east of London Road and west of Cambridge Street land remained vacant or was put into low density industrial/commercial uses but the central section was predominantly developed in the 1960's with education buildings whose character has largely been retained to date around the application site. In more recent years different sites within the Southern Arc area have been brought forward on an ad-hoc basis with a developer expectation (encouraged by the City Council and its developer-led Strategic Regeneration Frameworks) that high rise/high density development would be acceptable. Policy and guidance, however, makes it clear that such a one-size-fits-all approach cannot be assumed across such an expansive area which abuts a variety of other townscapes. In summary there is no justification for a 50 storey tower on this site given the immediate context and contrast compared to areas like Mayfield and Great Jackson Street.

Heritage

OBJECTION
The application fails to appropriately respond to the heritage significance of the Whitworth Street Conservation Area and its setting or the settings of nearby listed buildings and non-designated heritage assets so as to avoid harm or keep such harm to the minimum that could be considered appropriate in heritage terms. In this regard the proposal has not had due regard to legislative requirements or to national and local policy, guidance and best practice.

The application has had regard to the settings of heritage assets that would (or would potentially) be impacted by the proposal but the design process has still resulted in the current proposal that causes considerable harm to heritage significance.

The Whitworth Street Conservation Area is one of the most concentrated historic environments within the city centre and so of very considerable heritage significance. The application site is not within the Whitworth Street Conservation Area but is adjacent to it, within its immediate setting. The proposed development would be highly prominent on Sackville Street and Princess Street which are both busy gateway routes serving the conservation area. Paragraph 69(1) of The Planning (Conservation Areas and Listed Buildings) Act 1990 states that conservation areas are areas or special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. This statement refers to the area as designated not the character/appearance as proposers would like to see it in the future.

While the use of brickwork in the proposed elevations could be seen as responding positively to the character of the conservation area, this cannot counter the highly intrusive

impact of the scale and massing of the proposed built form on views into and out of the conservation area. The proposal does not preserve or enhance the special architectural or historic character or appearance of the conservation area. The proposed built form would also be a highly intrusive feature within the settings of a number of listed buildings and a wider number of non-designated heritage assets than have been identified in the application. The proposal causes harm to the heritage significance of the historic environment and this harm is indeed acknowledged within the application submission. The failure to identify all potential non-designated heritage assets in the locality is indicative of the general disregard in the application of the existing townscape in order to arrive at the proposed design.

The detrimental impact on the settings of heritage assets would be contrary to various national and local policies and not have appropriate regard to national or local guidance or best practice. There is an expectation (including in terms of policy) that new development within the settings of conservation areas and heritage assets (whether or not designated) would respond positively and meaningfully to their heritage significance. The NPPF advises that where development would achieve this it should be treated favourably with the implied message that, where it does not, it should not be treated favourably.

The application refers to optimum viable use but in heritage terms this is the use that achieves the best outcome for conserving heritage assets and their settings which is not necessarily the most economically viable use. The proposal does not represent the optimum viable sue for this site in terms of conservation.

That Historic England have not raised objection to the proposal does not mean that the City Council, as the Local Planning Authority, can set aside national and local heritage policies. The City Council should fully recognise that heritage assets are an irreplaceable resource that should be conserved so that they can contribute to the quality of life of existing and future generations. Great weight should be given to their conservation.

The on-going iQ development at Echo Street within the Whitworth Street Conservation Area is an example of inappropriate development that can take place when heritage and townscape policies are not given sufficient weight when determining planning applications.

Proposed design and impact on amenity

The lack of appropriate or meaningful consideration by the applicant to the existing urban townscape means the plans impact much of the local area affected by the proposal; and policy, guidance and best practice regarding good design has been sidelined for a wholly inappropriate and discordant design with significant adverse effects on local amenity. It certainly does not represent exceptional design and the proposed design is contrary to a wide range of national, local policies, guidance and best practice.

Despite comments to the contrary by the applicant, the proposal does not represent exceptional design. Far from it. Therefore it falls well short of requiring a different consideration than any other proposal. The Scale, massing, siting and orientation including impact on sunlight, daylight, overshadowing and wind patterns is overwhelmingly bad and offensive to us as neighbours and to the City in general. Four towers of 50, 33, 24 and 17 storeys, is not just uncharacteristic of the surrounding landscape context but would be overwhelming within this context and give rise to significant “disamenity” to residents and other users of the surrounding area. A particular impact is the loss of daylight and of direct

and reflected sunlight within the adjacent area where Granby Village is located due to overshadowing. Three of the four towers are aligned along the north boundary of the site running parallel with Granby Row just a short distance away to the north, and the fourth is only slightly further away and so tall at 50 storeys to cause a similar effect. The four proposed towers are not slender but bulky as each has bedroom and other accommodation encircling central cores rather than just on to two sides of a central corridor spine. The towers either have a square or rectangular plan form and these are orientated so that any longer sides are parallel to Charles Street. This maximises the resultant shadows they cast on their north sides. There is minimal space between the towers creating the visual perception in any oblique views of a continuous wall of built form of at least 17 stories high but even higher on parts of the site. This would further exacerbate the impact on daylight and sunlight and the extent and duration of overshadowing northwards. It would also create a visually overbearing built form when experienced from nearby streets and from other vantage points. The proposal would, therefore, have a significant visual impact and impact on sunlight and daylight which would adversely alter the character of, and amenity within, the area and the way in which it is experienced by those using the streets, spaces and buildings. The claim by the applicants that they have angled or moved back built form from the Charles Street footway to give a better relationship to the street and Charles Street Car Park site opposite is nonsense: a minimal set back makes little difference with buildings of such scale. The impact of such towering buildings especially on the South side of a road can be seen further along Charles Street with the Circle Square development. A once bright and airy street is now a dark canyon and feels oppressive, dark and unwelcoming. And the buildings at Circle Square aren't as tall or wide as those proposed here. The single tower there is very slender unlike the 4 towers and huge walls of PBSA proposed here.

This adverse effect on amenity - notably regarding sunlight, daylight and overshadowing - would be experienced most acutely by the local residents in the area on the north side of the proposal site including Granby Village that we are representing here. Apartments here in all but the lowest floors of all the residential buildings in the area benefit from levels of direct sunlight or the sight of reflected sunlight that reaches the built form around them as do. All apartments in the area benefit from daylight, although this varies depending upon location; and for some not facing south the light levels are lower but sufficient for apartments to be attractive to buy/rent and live in. These plans will massively reduce daylight and sunlight across the whole area.

Despite words to the contrary from the developer, it is readily evident that the visual impact of what would be perceived as a high and continuous wall of built form will have a detrimental impact on sunlight, daylight and overshadowing within the area - both inside apartments and in public and private external areas and a highly detrimental effect on amenity within the local area.

OBJECTION

The application has had no particular regard to the impact of the proposal on the area north of the buildings on the south side of Granby Row. This has been encouraged by the agreement between the applicants and Planning Service at the scoping stage of the Environmental Impact Assessment (EIA) to disregard this area in terms of any assessment on daylight, sunlight and overshadowing. The submitted non-technical information is insufficient to allow the impact to be readily and fully understood including on the important existing public/publicly accessible open spaces of Sackville Gardens and Vimto Park.

That the Planning Service agreed with the proposers at the time of the Environmental Impact Assessment (EIA) scoping that the impact regarding sunlight, daylight and overshadowing on the existing residential development on the north side of Granby Row (including Granby Village) and beyond would be insufficient to be considered by the EIA is a cause of significant concern and objection. The developers seem to have taken this as an indication that this will not, therefore, be an issue of any consequence during the determination of the application. Indeed, it seems perverse that some of the few 'receptors' selected for assessment agreed with the Planning Service are further away from, and not due north of, the site and not so obviously affected. In addition, those receptors selected on the south side of Granby Row are incorrectly identified in the Design and Access Statement at being in office use rather than their actual residential use which requires higher acceptable levels of sunlight and daylight and less overshadowing.

The information submitted by the proposers on sunlight, daylight and overshadowing in the application is a highly technical report containing calculations on these receptors. It includes Granby House which, unlike Granby Village, has a limited number of south facing windows and no internal courtyards and Princess House, which is further away from the tallest proposed tower than are the residential buildings on the north side of Granby Row which have not been included. There is no plan-based information of the sort that would usually be expected which shows the extent of shadow cast by the proposed towers at key times of the day on key days of the year such as the Summer and Winter Solstices and the Spring and Autumn Equinoxes despite there being computer programs that can readily generate such information for any given location and scheme and these typically being provided in most planning applications where there are buildings of height.

OBJECTION
The application has predicted that there will be some impact on wind patterns/strength in the area but suggests it will not cause a safety issue. It is unclear, however, what impact people using the area can actually expect to experience or the consequences for the increased deterioration of/damage to nearby buildings including historic buildings.

OBJECTION
The City Council appear not to have assessed the impacts of already implemented tall building schemes to learn any lessons for future decision making.

The adverse impacts of the many similar tall buildings in the City Centre are widespread and very apparent. The City Council should assess these and find an alternative approach before approving any further such developments. The overshadowing and harm to sunlight and daylight levels and wind tunnel effects (and consequential harm to amenity and well-being) will be long-lasting. Managers of the Castlefield Viaduct - a major ongoing regeneration scheme and visitor destination - have confirmed, for example, that they are now having to replace their sun-loving planting scheme to a shade-tolerant scheme due to the excessively tall buildings to the south in the Owen Street/Great Jackson Street area some 250 metres away from the National Trust scheme at their closest point.

Several tall building developments have caused periodic excessive wind tunnel effects - notably on Oxford Road next to Circle Square and on Quay Street next to Spinningfields. And the Beetham Tower still whistles in certain high wind occurrences. It is presumed all these impacts were not foreseen by similar modelling as has now been undertaken for this iQ application. So we are left uncertain as to the many possible detrimental impacts of these towers once built.

Street level frontages and servicing

OBJECTION 1
The two street frontages include considerable blank areas relating to internal service areas located against these elevations. This fails to create elevations and on-street environment of an appropriately high quality.

The ground floor elevations are those parts of the building that will be seen in most detail by the public and should be of a particularly high quality. This cannot be achieved by a layout that requires a large blank elevation containing service area doorways to each of these principal elevations. General experience elsewhere shows that the elevations of these areas are quickly damaged through accidents and careless use and the floorscape of the public realm marked with, for example, drag marks and spills. This would detract from the appearance of the elevation and streetscene.

All servicing would be from three lay-bys on the Charles Street and Sackville Street highways. The need for three lay-bys would seem to reflect the expected high number of vehicle arrivals/departures including for deliveries (postal and supermarket deliveries identified by the applicants), taxis, and for more general operational needs. It seems that the loading bays are not expected to cope with the significant vehicle movements associated with student move-in/move-out. The proposed on-street servicing would cause inconvenience and safety issues for those using the highway including pedestrians and cyclists. Both the site and amount of development is large enough to warrant the provision of dedicated on-site vehicle area for deliveries/loading/unloading. This could take the form of a basement space or well designed, landscaped forecourt instead of the private open space that could also be used by taxis and assist with student move-in/move-out.

OBJECTION 2

There proposed development contains no mix of uses so there are no publicly active ground floor uses (such as retail or food and drink) within the street frontages as would be expected in a development of this size. Such uses would contribute to a sense of activity and informal surveillance of the wider area. This exacerbates the impact of the blank frontages associated with the internal service areas and could be worsened further by the possible treatment of proposed ground level glazed areas.

Policy within the City Centre pursues a mix of uses and the glazed areas proposed within the street elevations are intended to provide visual permeability between the public realm and internal space. This contributes to a sense of activity and informal surveillance and improves actual and perceived security and personal security within and outside the development.

Many of the glazed areas of the ground floor street elevations serve internal uses where it is likely that blinds, vinyls and other coatings may be installed without the need for planning control to reduce this visual permeability thus extending the effective dead street frontages created by the bin store/servicing areas and lack of publicly active ground floor uses.

Other elevation design considerations

OBJECTION
While the use of brick within the elevation design is welcomed as a gesture towards the conservation area, it nevertheless cannot overcome the fundamental inappropriateness of the scale and massing of the proposed building. A high quality elevation design could be achieved with a scale, massing and siting of built form that more appropriately and meaningfully responds to the townscape context with the necessary regard to national and local policy and guidance.

In general it is noted that the expressed structural grid being proposed is most effective when there is a deep reveal between the front faces of the grid and the recessed areas and when a vertical emphasis is achieved such as on the elevation of the on the recent development at New Manchester Square on the junction of Princess Street and Whitworth Street. A shallow reveal such as being achieved on the nearby iQ development on Echo Street is far less effective. The proposed elevation design should be revisited to achieve a deeper reveal of appropriate proportions as achieved at New Manchester Square.

External on-site open space

OBJECTION 1
The proposed private external on-site open space occupies a relatively large proportion of the site but is in reality a small area for its intended purpose of serving the 2,500 student bedrooms plus staff and visitors. This area should instead be used to better accommodate the built form in order to begin to address the identified adverse impacts of the currently proposed design.

Somewhat cynically, the application is explicit in its intention to position the proposed built form along the northern edge of the site to maximise the amount of sunlight and daylight reaching its own on-site landscaped external area while depriving the existing community of this existing benefit.

The proposed development has been designed with an private, on-site open space which takes a relatively large proportion of the site but which is small in real terms given it is intended to serve 2,500 student bedrooms, staff and visitors including to store cycles, act as an entrance route between the single secure site Charles Street entrance and the various towers, accommodate events, and provide for amenity. Instead it would be more appropriate to use the entire site to better accommodate a more appropriate quantum of lower built form to address the objections arising from the response of the current proposal to its landscape context including regarding scale, massing, siting and orientation and lack of on-site servicing provision.

OBJECTION 2

The use of the proposed external open space for events if these would cause disamenity outside the application site.

The applicant advises that the external space is proposed to be used for external events. This would give rise to an objection unless a planning condition is attached to control the time and duration of such events and preventing the use of external sources of amplified noise at any time.

Design and health

OBJECTION

The inappropriate design of the development is expected to have a harmful impact on the health and well-being of those adversely affected.

The design of development has been shown to have a link to health and a sense of well-being. The submitted information acknowledges this but focuses on the health benefits the proposal would bring to those within the development without addressing the harm caused to the health and well-being of those outside the site through the inappropriate design with its significant effect on amenity both during construction and once the building is in operation.

Strategic decision on the PSBA use and quantum of PBSA on this site

OBJECTION

A report of the City Council's Executive Committee identified a possible 2,500 PBSA development for this site while noting that this did not affect the primacy of the statutory local development plan including Core Strategy Policy H12. This stance recognised that this quantum of development may not be possible when taking other material planning considerations into account at the time of any planning application. The report also acknowledged that the identified PBSA demand would need to be met across a large number of sites; not all those identified in the report would necessarily be brought forward, or with the quantum of development suggested. The unacceptable design of the proposed development is being driven by a desire to achieve this 2,500 bedroom quantum of development rather than achieving an appropriate development including a design that responds appropriately, for example, to the existing townscape. This is unacceptable and the development does not accord with national and local policies including Core Strategy H12 of the statutory local plan. There is nothing exceptional in planning terms about the site, the proposed use or quantum of development that would support disregarding other policy requirements.

The statutory local development plan makes no specific land-use allocation for this site or quantum of development. The policies within this plan, together with relevant national policies and guidance, should be fully informing the approach that is taken to the site with full regard not only to the site itself but also, as seen above, to its existing wider townscape context.

The City Council's Executive Committee has adopted a report setting out an approach for providing for Purpose Built Student Accommodation (PBSA) within the City. This includes the effective relocation of a transient student population from existing poor quality private sector housing in the suburbs to new high quality accommodation within or adjacent to the City Centre and near higher education establishments. The poor quality housing then becomes available for use as permanent homes for the wider resident community. This also relieves these suburban areas from disbenefits such as the destabilising impact of a constantly changing and significant proportion of the local population, traffic and parking issues and anti-social behaviour which all contribute to a sense of poor community cohesion.

The Committee report identified a large number of potential sites for PSBA to meet the identified demand as augmented by the relocation process. The report acknowledged that

not all the identified sites would necessarily be brought forward or with the suggested quantum of development and that other sites not on the list could be brought forward. The application site was identified in the report for some 2,500 bedrooms but without any consideration of what this would mean in reality in terms of the required quantum of built form required to accommodate this number. As noted by the applicants in their submission, the Committee - possibly to be seen not to pre-empt or fetter the ability of the City Council to act in its statutory role as the Local Planning Authority when determining any future planning applications - confirmed that the statutory local development plan retains primacy over their committee report and that Core Strategy Policy H12 with its requirement for regard to the local context, therefore, remains of primary relevance. This is true for **all** other relevant local development plan policies (including those within the Guide to Development) such as SDP Policy 2.45.

The proposed development can only accommodate 2,500 bedrooms of PBSA by failing to comply with relevant policy or to respond appropriately to relevant guidance. The proposed design demonstrates that it is unlikely any appropriate design would achieve both this compliance and quantum of accommodation. There is nothing exceptional in planning terms about the current proposed use or quantum of development for this particular site that would provide a basis for disregarding other relevant policy and guidance irrelevant. The proposal does not comply with relevant planning policy or accord with guidance.

The proposed PBSA use

OBJECTION
The proposed PBSA represents an unacceptably large addition to the numbers of PBSA bedrooms in existing developments and those currently being built within a short distance of the application site.

The existing area around Granby Village is a relatively small, well established principally residential area around Granby Village seen as a successful example of early regeneration within the city centre. A number of existing, large scale PBSA's already exist within close proximity to Granby Village including those located at the east end of Granby Row (Lambert, Fairfield and Fletcher Houses) and soon to be augmented by the adjacent iQ Echo Street development with over 1,200 bedrooms plus those in the Berry Street/Buxton Street area and the 1,100 rooms at Vita Student at Circle Square. The character of the area is changing with the increasing number of students. The area is ceasing to have a balance and the proposed development would result in a massive additional number of student beds which will swamp the existing community.

The City Council's Guide to Development in Manchester acknowledges that successful neighbourhoods are partly achieved by a balance of housing types and mix of uses. The proposal will not enable the balance sought by local policy and guidance to achieve this balance.

Social cohesion and community stability

OBJECTION
The proposed PBSA will significantly and unacceptably alter further the demography of the local area and provide a concentration of PBSA that far outweighs the number of other types of residential accommodation. Such unbalanced communities skewed towards students have already been experienced in those suburban areas within the City that

previously became the focus for student accommodation. In those cases, the imbalance led to less stable and cohesive communities as students are transient in nature and so less likely to have any particular commitment to a local area. As a cohort they give rise to other disbenefits around anti-social behaviour and impacts on local services that adversely affect the more permanent local community.

The student population is transient and, perhaps understandably, have no particular commitment to the more stable host community. Concentrations of large numbers of students, as found over the years in suburban locations, bring particular issues which do not assist with community or social cohesion. That students do not contribute in terms of Council Tax to the local area and public services weakens any local connection further. Experience within the Granby Village area has shown that students can bring life and vitality, mostly during term times; conversely, and during term times anti-social behaviour increases. While the proposed development may be well run and controlled this does not extend to the behaviour of students once outside the development.

The applicants make the assumption that existing services such as health services will keep absorbing increasing numbers of students that go up by hundreds each time a PBSA development is completed. These assumptions are based on students being willing/able to travel to more distant GPs and dentists and do not sit comfortably with the lived experience of existing residents who already struggle to get to see a GP or NHS dentist. The applicants also make assumptions about economic benefits to the area, mainly through an uplift in spending. There are two points here. The local area is already well served by a wide range of retail and hospitality venues. An increase in the transient student population living within the area is not required to support these. The second point is that part of any uplift in spending in the local area will simply be a transfer of the same spending away from the suburban areas currently being emptied of student population.

The proposed additional PBSA within this locality does not accord with policy intentions to create a sustainable, stable and cohesive local community.

Traffic

OBJECTION
While the Highway Authority may consider that the existing highway network can accommodate the traffic movements forecast by the applicants, it is unclear if they agreed with the forecast itself. The applicants appear to downplay the implications for traffic movements within the area and common sense would suggest that some of the forecast figures and expectations around being able to control student move-in and move-out are optimistic. The proposal includes insufficient provision for secure on-site cycle provision.

The applicants appear to down-play the number and impacts of traffic movements serving the development and their ability to control move-in/move-out days especially as there is reliance on the use of the public highway for all these traffic movements including on the busy Sackville Street. The likely number of assumed car and taxi movements is particularly low. The applicants appear to under estimate the number of vehicle movements likely to be associated with a student population of 2,500 both now and into the future and it is the local community that will pay the price in congestion, inconvenience, pollution and highway maintenance.

Any development should have sufficient cycle storage to meet likely future needs within the footprint of the built form and not rely on storage structures being provided externally within limited private external spaces that are intended for amenity. In this instance the limited cycle provision - rather than the 25% sought by the highway authority - is considered short-sighted and unhelpful in assisting to achieve the goal of net zero carbon emissions.

Precedent and 'good planning'

OBJECTION
While each planning application has to be treated on its own merits, what is accepted on the application site would set a precedent for what could be acceptable on other nearby sites. What is termed 'good planning' suggests that the proposed application should have full regard to the ability to bring forward appropriate development on adjacent sites - this coordinating role is part of the planning process. The proposed development does not constitute good planning and, if approved, would set an unacceptable precedent for the future development of nearby sites not least as it would mean that the City Council would have intentionally ignored national and local policy designed to achieve development appropriate to its location.

The boundary of the ID Manchester Strategic Regeneration Framework (now referred to as the Sister Masterplan) covers the area to the south and east of the application site plus the Charles Street Car Park on the north side of the site. It does not cover the former surface car park fronting Princess Street immediately to the west of the application site. Good planning would suggest that the application site should form part of a closely coordinated approach for bringing forward development on the application site, the former surface car park site and the Sister Masterplan especially the adjacent areas on the west side of Sackville Street. The application makes passing references to the Sister Masterplan area but is silent on the former surface car park. Indeed, the EIA, when assessing the cumulative impact of proposed developments on the 'receptor' buildings on the south side of Granby Row to the north of the site, only included consideration of the proposed demolition of the Charles Street Car park site and not the proposed replacement development. This is a significant and misleading omission.

Representatives of Sister and the Chair of the Council's Planning Committee have both advised local residents that the form of the development on the Charles Street Car Park site shown in the Sister Masterplan is indicative, likely to change and will have full regard to the impact of the proposal on the adjacent residential area to the north that includes Granby Village. The masterplan indicates three taller buildings of appropriately the same height on the Charles Street car park site but a developer-led consultation has taken place suggesting three towers of unequal height (with the tallest being at the Sackville Street end of the site) for PBSA and with public open space adjacent to Princess Street. This has led to objections from local residents. The proposed iQ development needs to be refused or significantly amended to align with policy including on landscape context to set a positive precedent for the Sister to follow for its Charles Street Car Park site. The proposed iQ development would have a particularly detrimental impact on the amenity of future users of any development on the Charles Street Car Park site where the proposed public open amenity space would be made largely overshadowed and unpleasant to use. This may hamper bringing forward an appropriate development on the Sister site. The combined outcome of the current iQ and Sister proposals would change this part of Charles Street from the existing pleasant route with a sense of openness and good levels of daylight and

sunlight to a dismal, overshadowed canyon-like space such as has resulted from recent development along the section of Charles Street running from Princess Street to Oxford Road. The combined outcome would also have a particularly harmful impact on amenity and townscape in the area on the north side of the railway viaduct.

The precent set by an approval of the iQ development would also inform the forthcoming development on the Faraday Tower site immediately to the south of the iQ application site. It could lead to a replacement development on the Faraday tower site that would put the iQ development and its associated landscaped external amenity area into full shade. Alternatively an approval of the iQ development in its current form may make it more difficult to appropriately develop the Faraday Tower site.

Similarly the precedent set by an approval of the iQ development may result in another overly tall building proposal for the surface car park site to the east of the application site or may stymy its more appropriate development in the future.

Community Engagement / Consultation

Objection Now very topical with the lack of consultation by the developer of the Stocktons Site on Great Ancoats Street where planning was recently refused, and the lack of any community engagement / consultation by the developer of the enormous warehouses in Tyldesley where public enquiry called out the lack of consultation with residents as a root cause for such an onerous and damaging outcome. There are parallels here as the pre-application process was flawed leaving many residents unaware of the proposal or with minimal time to engage or respond. The online webinar instead of a physical meeting (Why ? this is not typical and more of Covid times) was a farce given the play back we were able to access. So stage managed with the questions not even raised by individuals. Just read out anonymously without stating if resident, business owner or any reference whatsoever.

Granby Village residents were not aware of the consultation event until after that event had occurred as no leaflets or letters were sent to residents in Granby Village, Granby House etc despite leaflets distributed further afield. The submitted application suggests a high level of consultation and engagement but this did not include the local residents despite being those people who would be most affected by the proposal. This is contrary to Paragraph 40 of the National Planning Policy Framework. The excuse of the developer when challenged was an incorrect assumption residents would learn of the consultation through social media or other means. Meanwhile leaflets about the consultation were distributed to office blocks many streets away from the development site. Nonsense. It is suggested there was a planned strategy by the developer to keep residents in the dark. Because the plans will in reality if built put residents in the dark.

It also seems that the City Council's own statutory consultation has been limited and has not included residents further afield than Granby Village who would potentially be adversely affected by the proposal.

The extent of the statutory consultation on the application by the City Council is questioned. For example, those properties in the area northwards of Granby Village such as the mostly residential properties beyond Whitworth Street do not appear to have been sent consultation letters but would be adversely affected. One such adverse affect would be the impact of the proposed 50-storey tower as this would block the direct sunlight

(including direct Winter sunlight) reaching Sackville Gardens and various surrounding properties including those on Canal Street facing Sackville Gardens.

Proposed Section 106 Agreement

OBJECTION
The “heads of terms" of the proposed s.106 agreement stated in the application do not make any provision for works within the immediate local area to address the disbenefits of a large scale PBSA development on this site.

These should, for example, include:

- Street tree planting along the east side of Sackville Street to form a green corridor linking Sackville Gardens with Vimto Park with the existing green spaces adjacent to Mancunian Way and beyond.

- Improvements to the carriageway, footway surfaces and street furniture of streets around and leading to the application site.

- Improvements to Sackville Gardens as the only public (i.e. City Council controlled) open space serving the southern part of the city centre and where there are already initial proposals to return the Gardens more to their Edwardian character.

- Provision of litter bins on streets especially on routes from food and drink outlets to the application site.

Other considerations (objections or issues arising from the plans / application)

Sustainability
The applicants dutifully make what have now become the standard assurances about sustainable construction; and they make some impressive promises relating to the environmentally-friendly running of the development once inhabited. However, today’s net-zero targets demand that where demolition is a key part of a development proposal some analysis be presented of pros and cons — and costs — of demolition versus refurbishment. It should not be presented as self-evident that the demolition of, in this case, buildings comprising more than 500 existing bedroom spaces is a good response to PBSA demand in the area. On the carbon costs of demolition (which the Environmental Statement rolls in together with the construction carbon costs), the application talks only of the potential for recycling demolished materials, not of the net carbon cost of demolition and replacement or of the comparative effects on particulate release, between demolition and refurbishment.

Biodiversity

The application claims the site has “the potential to add value to the local ecology and act as an additional 'green' link to the future developments associated with the ID”. However, no such linking up is possible: there are proposed buildings in the way to the east, west and north of the green space proposed. The proposal boasts a proposed Biodiversity Net Gain of 1182.76% using the statutory Biodiversity Metric; however, this is calculated on a baseline of 0.14 “habitat units” (i.e. what nature has currently got to work on within the site)

rising to 1.74 units. 1.74 habitat units on a large development such as this might well be considered as of relatively low biodiversity value. The application further claims that "Few city centre schemes in Manchester deliver landscape and ecological enhancements of comparable scale". But enhancements in terms of biodiversity measured as a large percentage of not very much can surely not sustain such a claim.

Terrestrial television, satellite television and broadband connectivity
It is understood that the approach proposed towards these matters is for the development to take place and then see if problems arise. If any problems can be proven to be due to the development, the applicants will then consider remedial action. This does not seem helpful or proactive and it is understood that interference is expected at least with satellite television due to the location and height of the proposed built form.

Construction phase
The many years of construction being proposed is considered excessive and unacceptable. A more appropriate scale and quantum of development should lead to a shorted construction period. In any event, in such close proximity to existing residential buildings especially for such an extended construction period, the programme and workforce for any large scale development should be organised such that the proposed hours for noisy working be reduced so as to commence at 8:30am on weekdays (rather than the stated 7:30am) and still finish at 6:00pm and no noisy working on Saturdays, Sundays, Bank Holidays or Public Holidays - the latter are not mentioned in the application.

Operational noise
There should be conditions on the operational development to restrict noise outside the built form caused by, for example, the use of external and internal spaces, mechanical equipment (such as ventilation), and so on.

In conclusion

An alternative approach to the application site should be required that would have the potential to overcome the identified policy failings of this proposal. If this is not possible the proposal should be refused planning permission in accordance with Paragraph 139 of the NPPF.

A PBSA development on this site gives rise to strong objection. If a PBSA is considered to be acceptable in principle by the City Council, the Council should require a comprehensive redesign that ensures it complies with all relevant policy and accords with relevant guidance to achieve a design that responds appropriately to the existing townscape (including heritage) context and avoiding disamenity for users of the surrounding area including the considerable number of existing local residents.

Paragraph 139 of the NPPF is clear that development that is not well designed should be refused. 'Well designed' is not just about the intrinsic quality of the design of the development but about achieving an appropriate response to other matters including the existing townscape context and taking the views of the community into consideration.

Granby Village (Manchester) Management Company Limited.
19th January 2026

Outlook

Fw: Objection to Planning Application 144791/FO/2025

From Planning [redacted]
Date Tue 27/01/2026 10:00
To Jennifer Atkinson [redacted]

Hi Jen,

Please see below.

Kind Regards,

[redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: Rebekah Maggs [redacted]
Sent: 23 January 2026 16:17
To: Planning [redacted]
Subject: Objection to Planning Application 144791/FO/2025

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Objection to Planning Application 144791/FO/2025

Site: Former Weston Student Halls and Pendulum Hotel, 78 Sackville Street, Manchester

Dear Sirs,

I am writing as a local resident to object to the planning application detailed above due to the serious impact it would have on the people who already live in this area.

Loss of Light & Outlook:
Many homes nearby (including our flat) currently benefit from good levels of daylight and sunlight, which make them pleasant places to live.
The proposed towers are extremely tall and positioned very close to existing residential buildings. As a result, large parts of the surrounding area would be overshadowed for much of the

day.
This would significantly reduce natural light in homes and shared outdoor spaces, making the area feel darker, more enclosed and less liveable. Personally, we would lose most if not all sunlight coming into our flat.

Overbearing Scale & Sense of Enclosure:
Buildings of up to 50 storeys are completely out of keeping with the character of this neighbourhood. The scale and bulk of the proposal would feel oppressive when viewed from nearby streets and homes.
This would fundamentally change the feel of the area for existing residents.

Impact on Wellbeing & Quality of Life:
The loss of light, increased overshadowing, wind effects and visual dominance of the buildings would have a real impact on residents' wellbeing. Good design should improve people's lives — not make their surroundings feel harsher and less comfortable.
In addition, the proposed construction period would last for several years, causing prolonged noise, disruption and disturbance to people living very close to the site.

Pressure from Further Student Accommodation:
The local area already contains a large amount of student accommodation, with more currently under construction nearby. While students are an important part of the city, the scale of this proposal would dramatically increase their concentration in a small residential area.
Adding around 2,500 additional student bedrooms risks further unbalancing the community and reducing the sense of stability for long-term residents, negatively affecting social cohesion & local services.

Poor Street Environment:
At ground level, much of the development would consist of servicing areas and inactive frontages, with little that contributes positively to the street. This would make the surrounding streets feel less welcoming, less safe and less pleasant to walk through.

Traffic & Disturbance:
The development would generate large numbers of deliveries, taxis and vehicle movements, especially during student move-in and move-out periods. This is likely to cause congestion, noise and safety issues on streets that are already very busy.

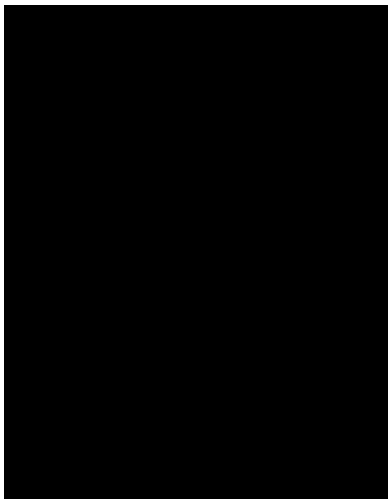
Overall Concern:
This proposal prioritises maximising the size of the development over the impact on the people who already live here. It does not feel like a development designed to sit comfortably within an established community & sets damaging precedent for future developments.

Conclusion:
For these reasons, I believe the proposal would cause unacceptable harm to residents' living conditions, wellbeing and the character of the neighbourhood. I respectfully ask the Council to refuse this application or require a much smaller and more appropriate redesign.

For information, my address is [redacted].

Yours Sincerely

[redacted]



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Outlook

Fw: Objection to Planning Application 144791/FO/2025

From Planning [redacted]
Date Tue 27/01/2026 10:04
To Jennifer Atkinson [redacted]

Hi Jen,

Please see below.

Kind Regards,

Morgan

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: [redacted]
Sent: 23 January 2026 16:53
To: Planning [redacted]
Subject: Re: Objection to Planning Application 144791/FO/2025

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Conclusion:
For these reasons, I believe the proposal would cause unacceptable harm to residents' living conditions, wellbeing and the character of the neighbourhood. I respectfully ask the Council to refuse this application or require a much smaller and more appropriate redesign.

For information, my address is [redacted]

Yours Sincerely

[redacted]

[redacted]

[redacted]

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Outlook

Fw: Pendulum Hotel Objection / Application number 44791/FO/2025

From [redacted]
Date Sat 14/02/2026 22:06
To Jennifer Atkinson [redacted]

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Jennifer,

As per Jon's message below, please find my objections in relation to the Pendulum Hotel construction.

Many thanks

[redacted]

----- Forwarded message -----
From: Jon-Connor Lyons [redacted]
To: [redacted]
Sent: Monday, 26 January 2026 at 16:55:59 GMT
Subject: Re: Pendulum Hotel Objection / Application number 44791/FO/2025

Dear [redacted],

Thank you for getting in touch and for setting out your objections so clearly. I really appreciate you taking the time to do so, and the points you raise are ones I know many residents share.

I should just clarify that, while I am very happy to hear residents' views and support you in navigating the process, I am not able to formally accept objections myself. To ensure your objection is properly considered as part of the planning process, it does need to be submitted directly either through the Council's planning portal or by emailing the case officer at [redacted]

That said, I want to reassure you that we are actively supporting residents. We have already delivered letters across Granby Village setting out our own objections to the scheme and encouraging residents to make representations on clear, material planning grounds such as scale, loss of daylight, overdevelopment, heritage impact and pressure on local infrastructure.

Thank you again for getting in touch. Please do submit your objection formally if you have not already done so, and we will continue to keep residents updated as the application progresses.

Thanks again Lee,

Kindest Regards
Cllr Jon-Connor Lyons
Labour Councillor for Piccadilly Ward and
Chair of Manchester City Council's Planning Committee

MANCHESTER CITY COUNCIL

From: [redacted]
Sent: Monday, January 26, 2026 1:54 PM
To: Jon-Connor Lyons [redacted]
Subject: Pendulum Hotel Objection / Application number 44791/FO/2025

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Dear Jon,

I hope you are well.

As a resident of Granby Village I would like to submit to you my objection to the Pendulum Hotel development.

Please find below a list of reasons: -

- Towers up to 50 storeys – completely out of scale with surrounding area.
- Serious loss of daylight and sunlight to homes and the gardens in Granby Village.
- Harm to heritage and the conservation area we sit in.
- Poor street design, wind impacts and heavy servicing and congestion from 2500 student beds.
- Over-concentration of student housing (c.2,500 beds) on top of 1200 nearing completion on Granby Row and more planned closeby.
- Years of construction disruption and traffic
- Sets a damaging precedent for future developments

Kind Regards

[redacted]

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Outlook

Ref. No. 144791-FO-2025 for iQ Pendulum Hotel site and Proposal by SISTER/RGRE Planning application Ref. No. PLA- 2026-000312.

From [redacted]
Date Sat 18/07/2026 13:04
To Jennifer Atkinson [redacted]
Cc Jon-Connor Lyons [redacted] Ross Steven [redacted]

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

To Ms Jennifer Atkinson,

I am the leaseholder of [redacted] Granby House, Granby Row Manchester. I am concerned about the impact of the new proposed development on my property and the building as a whole. One issue of course is the reduction is open green spaces in the surrounding area which are vital to the residents in these heritage buildings. However, more importantly, is the impact on on daylight and sunlight caused by the overshadowing of these developments.

The applicants have downplayed the impact of their developments dismissing the impacts to nearby homes as negligible overall and using dubious metrics and calculations to hide the true impact and basically marking their own homework with no verification from the city council or other sources. We have at great expense as residents therefore had to engage a specialist from funds that should be paying for the upkeep of our building via our service charges. However the impact was anticipated as so severe and therefore scarce funds were diverted to pay for the lighting specialist and this has uncovered that a number of properties (mine included) are so severely affected as to fall below BRE (Building Research Establishment) requirements on top of the wider obvious impact such huge towering developments cause across both Granby House and Granby Village opposite.

My property, [redacted] Granby House, has been highlighted as one of the apartments that would have unacceptable losses with regards to the impact on light into the property. I object to my property having such a profound loss for the sake of a new development. These are historical buildings that carry more value than any new developement, and I refuse to have my property impacted in such a way.

Yours sincerely,

[redacted]

Outlook

Objection to Planning Applications 144791-FO-2025 and PLA-2026-000312 – Apartment 226, 26 Velvet Court

From [redacted]
Date Tue 21/07/2026 22:19
To Jennifer Atkinson [redacted]
Cc Jon-Connor Lyons [redacted] Sam Wheeler [redacted] Ross Steven [redacted]

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Dear Ms Atkinson,

[redacted] regarding the following planning applications:

- **144791-FO-2025** – iQ Student Accommodation
- **PLA-2026-000312** – SISTER/RGRE Student Accommodation

[redacted]

We have recently been informed by the Granby Village Management Company that Apartment 226 has been identified by their independently commissioned daylight and sunlight consultant as one of the apartments that would experience **unacceptable losses of natural light**, both as a result of the proposed SISTER development and from the cumulative impact of both developments together.

This is extremely concerning.

[redacted] apartment at Velvet Court for around **20 years**. One of the main reasons she chose this particular apartment was its natural light, open aspect and the small balcony, where she enjoys spending time, particularly during the warmer months.

As [redacted] has become less mobile with age, [redacted] naturally spends more time at home than [redacted] once did. Access to good natural daylight is therefore not simply a matter of preference—it is an important part of her everyday quality of life and wellbeing. A significant reduction in daylight would have a real and lasting impact on her enjoyment of her home.

It is particularly upsetting that, after around twenty years of enjoying these conditions, they could now be substantially diminished by developments of this scale. Existing residents who have made their homes here for many years should, in my view, be afforded significant consideration alongside the benefits of new development.

I fully appreciate the need for Manchester to continue growing and I am not opposed to development in principle. However, that growth should be balanced with protecting the amenity and wellbeing of existing residents. In this case, an independent daylight consultant has identified [redacted] as suffering unacceptable losses of natural light, and I respectfully ask that this evidence is given significant weight when determining these applications. If these impacts cannot be satisfactorily addressed, I ask that planning permission is refused or that the schemes are redesigned to better protect neighbouring homes.

I would also ask our local ward councillors, who I have copied into this email, to carefully consider the impact these proposals would have on existing residents, particularly those who have lived in Granby Village for many years, and to support a solution that better protects the quality of life of those already living here.

Thank you for taking the time to consider these comments.

Yours sincerely,

[redacted]

Outlook

Objection Planning Application- 144791/FO/2025

From [redacted]
Date Fri 28/08/2026 08:10
To Jennifer Atkinson [redacted]
Cc Sam Wheeler [redacted] Ross Steven [redacted]
Jon-Connor Lyons [redacted]

1 attachment (969 KB)
Granby.pdf;

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To Whom It May Concern,
I wish to formally object to the proposed 38-storey tower development located behind my apartment block (Granby House on Granby Row). Application number 144791/FO/2025My apartment building (Granby Row) is a Grade II listed structure and sits within a conservation area, and I am deeply concerned that the proposed tower would cause substantial harm to both the heritage significance of the building and surroundings and the amenity enjoyed by its residents.

Loss of Daylight and Sunlight
A development of this scale and height would inevitably result in a significant loss of natural daylight and sunlight to existing homes within the listed building. The proposed tower would cast extensive shadows over neighbouring properties, reducing the amount of direct sunlight received by residents and adversely affecting living conditions throughout the year.
Natural light is a fundamental component of residential amenity. The scale of the proposed development raises serious concerns regarding compliance with recognised daylight and sunlight standards and whether adequate assessment has been undertaken to demonstrate that existing residents will not suffer unacceptable impacts. I have attached a visual from the documentation provided within the planning application. As you can see from the document this will literally put anyone on the back or side of Granby House in the dark

Impact on the Setting of a Listed Building
The listed status of the apartment block reflects its special architectural and historic interest. The construction of a 38-storey tower immediately behind the building would fundamentally alter its setting and visual context.
The overwhelming scale and mass of the proposed tower would dominate views of the listed building, diminishing its prominence and undermining appreciation of its historic character. National and local planning policies require great weight to be given to the conservation of heritage assets and their settings. In my view, the proposal would cause harm that has not been adequately justified.

Scale, Massing and Overdevelopment

The proposed tower appears wholly out of scale with the surrounding built environment, which is within a conservation area. At 38 storeys, it would introduce an excessively dominant structure that would overwhelm neighbouring buildings and create an oppressive sense of enclosure for existing residents.
The development represents an over-intensification of the site and would have a detrimental effect on the character and appearance of the area.

Loss of Outlook and Residential Amenity
Residents of the listed apartment block would experience a significant loss of outlook due to the proximity and height of the proposed tower. The development would create an overbearing presence, reducing openness and adversely affecting the quality of life of those living nearby.

Conclusion
For the reasons set out above, I strongly object to the proposed development. The scheme would result in unacceptable harm through the loss of daylight and sunlight, adverse impacts on the setting of a listed building, excessive scale and massing, and a significant reduction in residential amenity.
I respectfully request that the local planning authority refuse planning permission for this proposal or require substantial revisions to address these concerns.
Yours faithfully,
[redacted]

03 Viewpoint2-GranbyRow(GranbyHouse)

Scenario 2: Proposed Development



[redacted]

6th September, 2026

Jennifer Atkinson,
Planning Service,
PO Box 532,
Manchester,
M60 2LA.

Dear Jennifer Atkinson,

Planning applications: iQ PBSA development on the nearby Weston Halls/Pendulum Hotel (Application Ref. No.144791/FO/2025) and the Sister PBSA proposal on the adjacent Charles Street car park site (Application Ref. No. PLA-2026-000312).

I refer to the consultation letter from Julie Roscoe dated 19th August 2026 regarding the iQ proposal above and the submission of two items of further information relating to the Environmental Statement.

Although this consultation relates to additional information submitted by the proposers of the iQ proposal, the information raises increased concern and strength of objection beyond that previously expressed on matters relevant to both the iQ and Sister proposals (both as above) as set out in my previous consultation responses. Please can you ensure that this letter be given consideration with respect to both the iQ and Sister applications.

ADDITIONAL INFORMATION ITEM 1
Report: 'Wind Microclimate - Impact of update to cumulative schemes' Dated 17/07/2026

My previous comments and objections relating to this issue remain, despite this additional information, not least as modelling presumably undertaken for tall building schemes elsewhere in the city centre has failed to successfully predict impacts on the wind microclimate resulting in a severe wind tunnel effect at certain times. From lived experience such locations include the Quay Street and Oxford Street areas.

In order to ensure a sustainable and liveable city into the future, the report should take full account of the more frequent and intense weather - including wind - predicted as a result of climate change which is already taking place.

ADDITIONAL INFORMATION ITEM 2
Report: 'Weston Halls and Pendulum Hotel - Plot H, Sister Cumulative Assessment'
Dated July 2026

My over-riding and previously expressed concern with the scoping report for the Environmental Statement (ES) agreed by the MCC Planning Service with the applicants was that it drew the area for the assessment of a number of key issues too tightly around the proposal site. This had the effect of excluding many properties that would be directly and adversely affected by various aspects of the proposal (including sunlight, daylight and overshadowing) from the assessment. This document does not address this basic failing of the scoping process and subsequent ES.

Using the section headings within the additional information I comment on this additional information as follows:

Provision of PBSA
The submitted information only serves to increase the strength of my previously stated objections to the number of existing and proposed PBSA bed-spaces in the area of the two application sites, with specific reference to the cumulative adverse impact on the local area and community.

Built Heritage
The information submitted with each application demonstrates the lack of meaningful regard they each give to the existing character of the area. **The cumulative impact of the two visually uncoordinated proposals will merely exacerbate these concerns and the strength of my previous objections.**

Townscape and visual
The current focus of attention of both applications remains the impact on non-residents merely visiting or passing through the area and the transient occupants of the proposed PBSA schemes themselves. Deserving of just as much (if not more) consideration is the impact on residents who will be forced to look at the harmful cumulative townscape and visual impact of the iQ and Sister developments from their own apartments as well as from various external public and private spaces. No such consideration is provided at present.

The combined physical impact of the two developments will be to form what would be perceived as a high and visually solid wall of development between Sackville Street and Princess Street. Any gaps between buildings in each development intended to give permeability of views and sunlight and daylight will be closed off by the other. While it is accepted that within the planning process there is no right to a view there is nonetheless a need for the planning process to consider amenity, including residential amenity. This cumulative impact of the proposals will be to create an oppressive built form when seen from many existing apartments and various external spaces and will give rise to extensive overshadowing. The combined impact on outlook and overshadowing will have a highly detrimental effect on amenity including residential amenity within the existing area.

Reference is still being made by the applicants to the evolving urban character of the area as if tall buildings are already a part of this character and are in someway inevitable on

these two sites. The report incorrectly advises that “the proposed tall buildings are part of an established pattern of regeneration of the area” (Para 25). My previously submitted comments and objections demonstrated how tall buildings are not an existing part of the character of this locality but are merely an aspiration of the developers and (some) people within the City Council organisation and based on other developments that have previously taken place at a distance from this area. The Sister Strategic Regeneration Framework (Sister SRF) indicates the possibility of taller buildings on the Sister Plot H site than currently exist (and was objected to by residents at that time), but the Planning Service has publicly confirmed at Committee that the SRF’s do not constitute planning policy and have a very low status in terms of material planning considerations. Councillor confirmation has been given that all relevant national and local plan policies - including those regarding amenity (including residential amenity), townscape, heritage and so on - would be material considerations to ensure new development would appropriately address the local setting and community.

The now submitted additional information only serves to confirm and strengthen my previous comments and objections on townscape issues including visual amenity and lack of regard to the urban context as it exists, rather than a non-existent townscape that is only an aspiration of the applicants.

Wind Microclimate
This is dealt with above under ‘Additional Information Item 1’.

Daylight, sunlight and overshadowing
With particular regard to the matter of sunlight, daylight and overshadowing my previously submitted objections noted (amongst other points) the following:

1. For the SISTER proposal:
The sunlight, daylight and overshadowing assessment submitted as a part of the Sister application has manipulated the British Research Establishment (BRE) assessment process and misrepresented the findings to downplay the harm that would be caused by the proposal within the local area:

(a) The submitted application is understood to advise that the assessment undertaken for the applicants has departed from the BRE light guidance as it was felt the existing light standards around the application site were too good for a city centre site and so over emphasised the harmful impact the proposal would have. This departure seems to have involved benchmarking to set a lower baseline light quality by taking the environment around recent “successful” developments elsewhere in the city centre rather than the actual environment around the application site. The applicants do not define how they measure ‘success’ and they openly confirm that many of these supposedly successful developments do not themselves meet the BRE light guidelines.

(b) Despite this ‘benchmarking’, the outcome of the applicants’ own assessment advises that the proposal would cause harm - including in some cases a “major impact” - on the light reaching a not insignificant number of existing homes.

(c) As a part of the assessment a large number of windows in Granby Village and elsewhere in the area were assessed by the applicants but there are no drawings showing which windows have been assessed. Any number of windows that could reasonably be expected not to be affected by the proposal could have been included as a means of downplaying the findings and consideration should be given to the actual number harmed rather than any

relative number harmed. Also, the outcome of the assessment for Granby Village is not disaggregated into the five constituent apartment buildings although it is readily apparent - even to a non-specialist in light matters - that some apartments in some of these buildings will be far more badly affected than others. In this way, although a considerable number of existing homes will experience a “major impact” on their light, the applicants average out their findings across the wider area (possibly including windows where there was never any likely harm) to reach an overall conclusion that the impact on surrounding properties is “negligible to minor adverse”. The major impact on a concentration of apartments nearest to, and northwards of, the tallest tower is lost in this average and the extreme harm caused to these homes is somehow, therefore, considered acceptable by the applicants.

(d) The applicants state their mitigation measures that concentrate the large majority of built form at the eastern end of the site and closest to the northern boundary of the site would address this harm. However, it is transparently obvious that these measures only benefit those existing homes (mostly in commercially operated residential rental developments) adjacent to the western end of the site. If anything, these measures make matters worse for those homes near to the eastern end of the site. But worse than what? The mitigation measures are suggested as an improvement over the three tower proposal indicated on the **illustrative** masterplan drawing in the Sister SRF. As noted already, the Planning Service has publicly confirmed that SRF’s do not constitute planning policy and are at a very low level in terms of being a material planning consideration. The Sister SRF three tower proposal has no particular status and is not an appropriate basis on which to evolve a proposal without also taking full account of national and local planning policy that does carry great weight as material planning considerations including, for example, those policies that aim to protect the existing amenity including residential amenity. Residents were advised through the Sister SRF consultation process that the subsequent planning application process would ensure any proposal complied with such policies. This does not seem to be happening given that this proposal and the iQ proposal have been evolved with active engagement with, and seemingly support from, the Planning Service.

2. For the iQ proposal:

The submitted scoping report for the Environmental Statement (ES) states that the Planning Service agreed that iQ did not have to assess impacts on light further northwards beyond those buildings on the south side of Granby Row. The area of the subsequent ES, therefore, excluded any need to consider the impacts of the proposed development on many residential properties in the area including all those in the five constituent buildings of Granby Village.

The information now submitted by the iQ applicants does not suggest that a more extensive area has now been assessed than was required by the originally agreed scoping so presumably the assessment area still stops short of anywhere north of Granby Row and so continues to omit, for example, the whole of Granby Village including Velvet House where I live. The additional iQ information now submitted does, however, confirm that the iQ assessment has the same failings as with points (a), (b) and (c) identified above for the Sister proposal. The information is provided using totals of windows but without identifying the location and numbers of windows assessed. The information advises on the cumulative impact of the two proposals and is clear on the large increase in the number of additional windows that would experience major magnitudes of harm but without stating in

addition to how many and giving overall totals. Even on this basis the suggestion in Paragraph 41 is that the harm identified is not as harmful if the baseline used is not the existing situation in the vicinity of the sites but is set to a lower standard, one that has emerged elsewhere in the city centre where the City Council would seem to have accepted sub-standard developments possibly due to the lack of expertise within the Council regarding this matter. There seems to be a suggestion in Paragraph 39 taken together with comments elsewhere in this report (as noted above regarding townscape) that this locality is already characterised by tall development which clearly is not the case and which my previously submitted consultation comments refute. Regarding Paragraph 38, I also note that the BRE guidelines are just that - guidelines - and are intended to be used as a tool to achieve good outcomes for all affected by new development and not as a means to justify harmful development as is the case regarding these two sites. **This lack of transparency and misuse of the BRE guidelines is a reason for my objection to both proposals and please can it be reported as such.**

It is of concern that overshadowing is dealt with by a dismissive single line in Paragraph 42 when it is clear that the development individually and cumulatively will have a significant and harmful impact on overshadowing.

The Head of Planning and her deputy confirmed at a Planning Committee meeting last November when it was considering a tall building application on the Stockton's site (Great Ancoats Street) that sunlight, daylight and overshadowing is a complex matter. Both the iQ and the Sister applications confirm that the City Council has no specialist in this matter which the Planning Service has not refuted and which is still understood to be the case.

As you are aware, on the basis of the above (including the lack of expertise in the City Council and its inability to independently and effectively assess and challenge the claims of the applicants), the Granby Village Management Company and Granby House Management Company have jointly commissioned a sunlight, daylight and overshadowing specialist, Dan Wade of Aperture Natural Light Consultants Limited, to provide them with independent advice on the impact of the proposals on light. This assessment will not only assist the management companies and their residents but should also assist the work of the Planning Service by providing it with a specialist critique of the assessments contained in the planning applications and the manner in which findings have been arrived at and interpreted/misinterpreted. It does, however, seem wholly unacceptable that residents are having to pay privately for an assessment that the City Council would reasonably be expected to undertake as a normal course of its duties including its statutory duties as the local planning authority.

I am aware that Dan Wade has already written to you by way of a letter dated 22nd June 2026 in which he highlights various issues - including deficiencies - with the submitted Sister sunlight, daylight and overshadowing report. A number of these are touched on above. The letter also had regard to the various scenarios considered including the added cumulative harm that would caused to the light of existing nearby residents if the iQ proposal was implemented as well as the Sister proposal. Dan Wade also noted the rejection for assessment of the scenario that would also take into account the even greater cumulative impact that would arise from the future development of other sites within the Sister SRF area at least on the basis of the illustrative masterplan. **Please accept this lack of assessment of other future Sister SRF developments as a further reason for objection in addition to those objections I have previously raised on both applications.**

While Dan Wade's final report is expected imminently, he has made the two management companies aware of his initial headline findings. These show that a total of 24 apartments in Velvet House, Velvet Court (both within Granby Village) and Granby House would suffer **unacceptable losses in light in terms of the BRE light guidelines** due to the Sister proposal. This number would increase by a further two apartments when considering the cumulative impact of the Sister proposal and iQ proposal. I live in one of the apartments where an unacceptable light loss has been identified.

It is wholly unacceptable that I or any other resident should experience such an extensive and excessive loss of light for any proposed development even if applying the applicants' own stated and extremely cynical view that existing residents living in the city centre should expect and accept such harm as a part of the price of living in the city centre (p.85/6.242, Planning and Tall Building Statement). This comment really underlines the approach of the applicants: a lack of any meaningful concern for, or consideration of, local residents or the environment around the application sites in a bid to maximise built form and profits. **Please accept this BRE assessment of "unacceptable harm to light" on my apartment and those of many neighbours as a further reason for objection in addition to those objections I have previously raised on both applications. When reporting to committee I request that the practical reality of the extent of this harm be identified so that the committee fully understand the implications of the phrase "unacceptable harm to light".**

While not all apartments will experience this extreme level of light loss, many more will nevertheless suffer light loss as indicated by the information now submitted by iQ. **When reporting to committee I request that the Planning Service identifies the full harm to light in the area as well as reporting the worst impacts.**

My apartment includes a roof terrace. This will be one of the private, communal and public external amenity spaces which would experience harm through the individual and cumulative impacts of the two proposals on sunlight, daylight and overshadowing. This is not addressed by the additional information now submitted. I would reiterate my previous objections regarding the harm the proposals would thereby cause to amenity including residential amenity to me personally, my neighbours, and more generally within the area. In my previous consultation comments I noted the harm that would be caused to sunlight and daylight within the public realm around the site and through overshadowing (including streets and publicly accessible spaces of Vimto Park and Sackville Gardens). I take this opportunity to reiterate the harm that would be caused by the proposals to health and well-being regarding good internal living conditions (including natural light levels) and access to high quality external space - private, communal and public. In this regard I also note the apparent lack of attention to lessons learnt from the recent Covid-19 pandemic. There is virtually no private outdoor space within the area and external communal space is limited (and largely confined to Granby Village) and so, for most people, the importance of the public realm and public or publicly accessible green spaces of Sackville Gardens and Vimto Gardens can not be over stressed. Maintaining the quality of the external space including in terms of the daylight and sunlight levels is, therefore, critical. **I continue to object to both proposals individually and cumulatively on these issues and the impact on amenity, including residential amenity, but also especially given the evidence from reputable sources identifying a direct link between the environment within which people live and their physical and mental health and well-being.**

The proposals will adversely impact on Granby Village Management Company's ability to install solar panels on Granby Village roofs which is currently being given active

consideration. Such installation would assist in addressing both the climate emergency and also reduce the communal electricity bill for Granby Village (which is one of our largest on-going costs) thereby reducing management fees to individual leaseholders and assisting to address the cost of living crisis. In addition, the assessment by Dan Wade makes it clear that the sunlight and daylight reaching a considerable number of apartments would be so significantly affected as to make it unacceptable in terms of the BRE guidance. The practical consequences on those living in these apartments would be the increased need to use artificial light for a longer period in any given day and, due to a loss of thermal gain, the need for greater use of heating. These residents - that include me - will see an increased use of electricity which will adversely impact our ability to contribute to addressing the climate emergency and raise our bills at a time of a cost of living crisis that affects city centre residents as much as many other people. **Please accept this as an objection to both proposals (both individually and cumulatively) regarding the adverse impact on sunlight, daylight and overshadowing and impact on addressing sustainability, the climate emergency and cost of living crisis.**

Climate Change
The applicants have no regard to the wider impact of their proposals as identified above on the ability of existing residents to assist in addressing issues around, sustainability, the climate crisis and cost of living crisis.

Noise and vibration
It is confirmed that the two proposals would create a greater combined level of noise if implemented at the same time. It is likely that noisy operations or those likely to cause vibration may well effectively extend the duration of such noise or vibration being experienced by those living nearby during any given day. For any development taking place on these sites individually or cumulatively I would stress the comments and objections I previously made on this issue remain all the more relevant. These sought a later weekday start time for noisy operations and reassurances on how times of working would be policed and how extensions to these periods would be approved and in what circumstances - these should be truly exceptional and rare (if at all).

Additional comment on overlooking and privacy
The issue of overlooking and privacy is not addressed by the submitted additional iQ information. It is evident that the Sister proposal (due to its proximity to my apartment and the scale, massing, orientation and arrangement of windows within elevations) will give rise to considerable number of windows providing the opportunity for views of and into my apartment and significant diminution of my sense of privacy in my own home. The iQ development, albeit further away from my apartment, would increase this opportunity for overlooking and highly intrusive sense of reduced privacy. **I put this forward to augment my previous comments and objections relating to overlooking and privacy relating individually to each proposal and to include a consideration of the cumulative impact.**

Conclusion
The additional information which is the basis of this consultation exercise does not meaningfully address the previous comments and objections raised by myself or, I expect, the Granby Village Management Company and other residents in the affected area. The information - as with the original application - only confirms that these previous comments and objections are well founded and not only continue to be relevant but are strengthened

by the cumulative impact now being described. I would be grateful if you would ensure that all my objections are given full and meaningful consideration during the application process and are reported to the Planning Committee. I stress that they apply to the individual proposals but even more so the cumulative harmful impact of the two proposals when considered together.

Yours sincerely,

[redacted]

cc. Piccadilly Ward councillors

Outlook

Objection letter, Reference: 144791/FO/2025, iQ Student Acommodation

From [redacted]
Date Wed 09/09/2026 16:51
To Jennifer Atkinson [redacted]
Cc [redacted]

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OBJECTION LETTER
Planning Application Reference: 144791/FO/2025
Proposed Development: *iQ STudent Accommodation*
Objector Property: [redacted]

Dear Case Officer,

I am writing to formally lodge an objection to the above planning application. My partner and I have resided at [redacted] Asia House for the past 11 years. We are deeply concerned that the scale, massing, and proposed height of the new development will cause severe, irreversible harm to our residential amenity, living conditions, and personal health.

We object to the scheme on the following valid material planning grounds:

1. Severe Loss of Daylight, Sunlight, and Open Sky Outlook
The proposed height and close proximity of the structure will directly block our view of the open sky and drastically reduce the penetration of natural sunlight into our home. As a long-standing resident on the third floor of Asia House, our flat relies heavily on clear external angles to receive sufficient daylight. The mass of the new development will create a dominant, overbearing barrier, plunging our primary habitable rooms into permanent artificial shadow and failing to meet the recommended Building Research Establishment (BRE) guidelines for daylighting.

2. Overlooking and Infringement on Privacy

Due to the excessive height of the proposed building and its alignment relative to Asia House, the development introduces severe issues of overlooking. The proximity of the proposed windows/terraces will look directly into our private living spaces. This direct loss of privacy will eliminate our ability to enjoy our home without feeling constantly observed, creating a highly intrusive living environment.

3. Impact on Health, Wellbeing, and Residential Amenity
Manchester City Council's planning policies prioritize the health and wellbeing of its residents. Depriving an established residential property of natural daylight, open outlooks, and privacy has a

proven, direct negative impact on mental and physical wellbeing. Living in a deeply overshadowed environment will severely damage our quality of life and sense of comfort. The sheer scale of the building is entirely un-neighborly and fails to preserve the residential amenity expected in this part of the city.

Conclusion

For 11 years, Asia House has provided a balanced, light-filled environment for my partner and me. This development, in its current high-density format, threatens to strip away our fundamental daylight and privacy, making our home dark and oppressive.

We urgently request that the Planning Committee or Case Officer reject this proposal in its current form or require the developers to significantly reduce the height and footprint of the building to safeguard neighboring properties.

Kindly keep us updated on any amendments or committee meeting dates regarding this application.

Yours sincerely,

[redacted]

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This **Further Objection** is submitted by the Granby House RTM Company Limited on behalf of the 69 leaseholders that make up the residential properties in Granby House, Granby Row, Manchester M1 7AR. Granby House is a Grade II former textile warehouse converted in 1985 into flats and was the forerunner for all subsequent regeneration of former textile warehouses into residential properties in the Whitworth Street Conservation Area and The Village.

Re Planning application Ref. No. 144791/FO/2025. IQ proposal for the PBSA development of the site of Weston Student Halls and Pendulum Hotel, Manchester

In addition our comments and objections also apply to:
Sister proposal on the Charles Street Car Park site (Planning application Ref. No. PLA-2026-000312).

Granby House and neighbouring Granby Village have come together to instruct Dan Wade a light consultant given the highly limited and frankly misleading analysis by both developers from a light and overshadowing perspective. The updated Environmental Statement for IQ does nothing to correct these previously criticised and woeful levels of analysis. Meanwhile the Sister application massively plays down the impact of a chunky 38 storey tower immediately to the South of our homes. So at considerable expense residents have had to pay for professional analysis both applicants failed to provide in their applications. How the Planning Service can determine the impact of these developments without such analysis is highly questionable too given their duties in determining the impact of planning applications on behalf of the City.

It would be typical in past planning applications for straightforward shadowing modelling to form part of the application. For that to no longer be required or included in planning applications for what are often much larger and taller buildings than even 10 years ago across the City speaks volumes about developers having a free reign. Allowing massive overdevelopment of PBSA with huge impacts on residents that are simply dismissed in the developer's analysis.

Dan Wade's extensive work involved in this analysis isn't completed but what has been confirmed is that 26 homes are so severely impacted by loss of light for this to be considered **Unacceptable** according to BRE guidelines:

Flats 8, 11, 19, 21, 29, 31, 39, 41, 49, 51, 59, 61, 69 in Granby House are all affected in this way in addition to 13 homes in Granby Village opposite.

It is wholly unacceptable that any resident should experience such an extensive and excessive loss of light for any proposed development. The applicants we suspect fully realise this but argue an extremely cynical view that existing residents living in the city centre should expect and accept such harm as a part of the price of living in the city centre (p.85/6.242, Planning and Tall Building Statement). This has no basis and is a serious 'race to the bottom' in terms of city centre living if this is the approach for Manchester. It also underlines the approach of the applicants of having no concern or consideration for local residents or the environment around the application sites in a bid to maximise built form and profits.

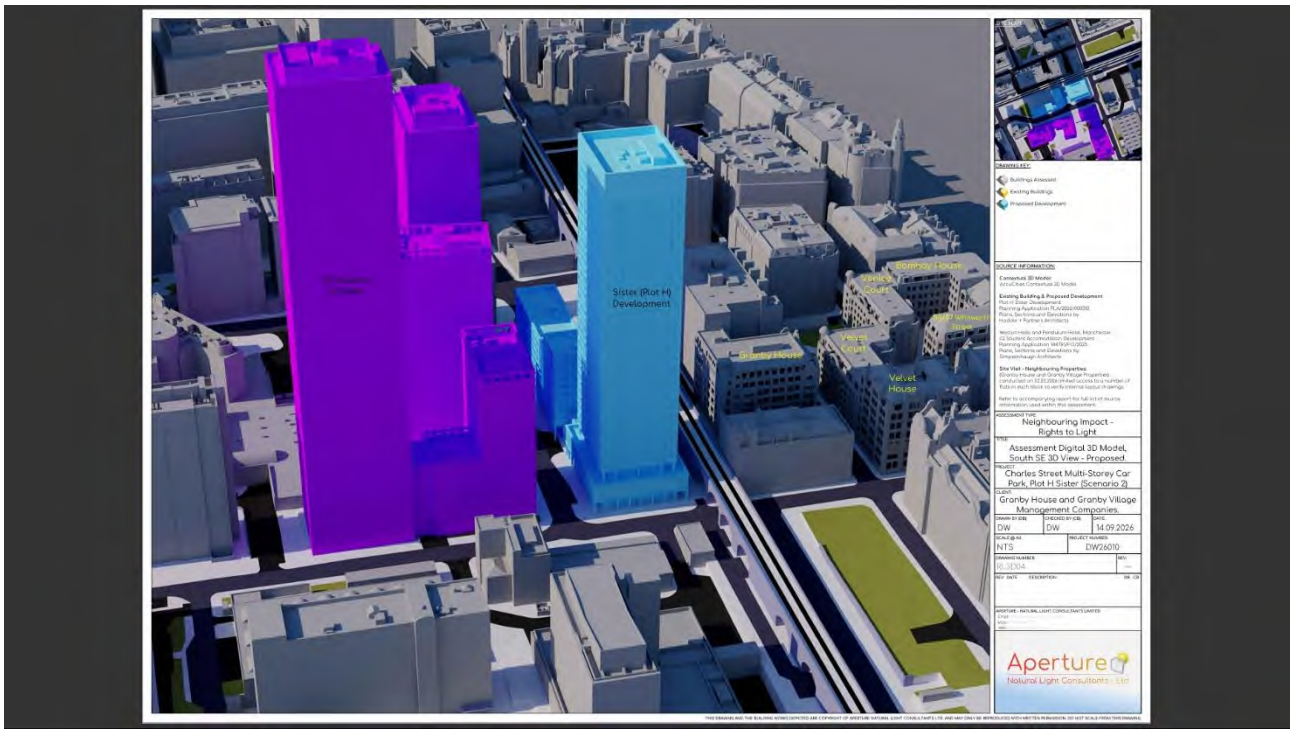
Please accept this BRE assessment of "unacceptable harm to light" on 26 homes as a further reason for objection in addition to objections previously raised on both applications. When reporting to committee we request that the practical reality of

the extent of this harm be identified so that the committee fully understand the implications of the phrase "unacceptable harm to light".

While not all flats will experience this extreme level of light loss, many more within the area will nevertheless suffer light loss as indicated by the information now submitted by iQ. **When reporting to committee we request the Planning Service identifies the full harm to light in the area as well as reporting the worst impacts.**

Granby House and surrounds would experience harm through the individual and cumulative impacts of the two proposals on sunlight, daylight and overshadowing. Wider harm would also be caused to the public realm of surrounding streets and Vimto Park and Sackville Gardens. This extensive harm is dismissed despite the combined impact of both schemes packing 5 huge towers on our doorstep and 3500 PBSA beds crowding in and towering over our Grade II building and ruining the setting of heritage assets and that of the Conservation Area we sit in.

See image below from modelling by Dan Wade to properly illustrate the huge impact and over shadowing of the conservation area to the right of the proposed 5 towers. Note how Granby House immediately right of the Sister tower is in immense shadow.



Environmental consequences ignored. The practical consequences for the loss of light for many will mean increased need to use artificial light for a longer period in any given day and, due to a loss of thermal gain, the need for greater use of heating. So our electricity bills will be higher adding to our cost of living crisis as well as the climate emergency. **Please accept this as an objection to both proposals (both individually and cumulatively) regarding the adverse impact on sunlight, daylight and overshadowing and impact on addressing sustainability, the climate emergency and cost of living crisis as both applicants ignore or dismiss any such aspects entirely.**

16th September 2026

Outlook

OBLECTIONS REF 144791?FO?2025 and REF No PLA_2026-000312 Sisiter Prpoposal Chrales Street

From [redacted]
Date Fri 02/10/2026 08:15
To Jennifer Atkinson [redacted]
Cc [redacted] Jon-Connor Lyons [redacted]

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Dear Mr Atkinson
Dear Councillors,

With regard to the proposed development for the PBSA project of Weston Student Halls and Pendulum Hotel as well as the Sister proposal on the Charles Street site Plot H
WE STRONGLY OBJECT , these projects should not be approved , they will create a lot more problems for the city of Manchester than benefits.
We as owners of [redacted] Velvet House, Sackville street the height of the buildings will affect the light for our flat as per the independent specialist report , which I am sure you already have,
Of Dan Wade.
In case a permit is granted we reserve our rights for legal compensation .
Thanking you in advance in anticipation that our request will be heard.

[redacted]

Outlook

Re: Objection to Planning Application number PLA-2026-000312 - Further comments relating to the independent light consultant report

From [redacted]
Date Thu 01/10/2026 09:40
To Jennifer Atkinson [redacted]
Cc [redacted] Jon-Connor Lyons [redacted] Ross Steven [redacted] Sam Wheeler [redacted]

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Ref. No. 144791/FO/2025. IQ proposal for the PBSA development of the site of Weston Student Halls and Pendulum Hotel, Manchester; and Ref. No. PLA-2026-000312 Sister proposal on the Charles Street Car Park site plot H.

Dear Jennifer,

We are writing further to our previous objection to Planning Application PLA-2026-000312, as we have now had the opportunity to consider the independent daylight, sunlight and overshadowing assessment commissioned by Granby Village and Granby House.

We own a flat in Velvet House and the findings of this independent assessment reinforce our concerns about the significant impact that the proposed 38-storey tower would have on existing residents.

The independent assessment, undertaken by Dan Wade of Aperture Natural Light Consultants, considers the impact on individual apartments and windows rather than relying primarily on aggregated results across the wider area. It specifically assesses Velvet House and Velvet Court, as well as the other Granby Village buildings and communal spaces.

The findings are particularly concerning. The assessment identifies pockets of windows and rooms within the affected buildings where daylight and sunlight losses would be well beyond the levels considered acceptable under the BRE guidance for an inner-city environment, with the impacts expected to be highly noticeable to the residents affected.

Importantly, the report also demonstrates that the impact is not confined to a small number of properties. Even where individual apartments remain technically above the minimum BRE thresholds, the loss of light can still be substantial. The report specifically identifies a top-floor, south-facing apartment in Velvet House as an example where both sunlight and general daylight would suffer large, noticeable losses.

I am therefore concerned that the applicant's assessment understates the actual impact on existing residents by presenting the effects primarily as aggregated results across a much wider area. The independent assessment provides a much more detailed picture of the effects on individual homes and demonstrates that the consequences are concentrated particularly heavily on some existing residents.

The assessment also raises significant concerns about the impact on the communal and public realm. It finds that Orient Square, the principal communal space within Granby Village, would suffer light losses sufficient to fail the BRE criteria. It also provides 3D modelling showing that the proposed Sister development would begin to overshadow Vimto Park from around midday on the spring/autumn equinoxes, with the affected area increasing through the afternoon. The impact would be greater during the shorter days of the year.

The independent assessment therefore gives us further reason to question whether the application has properly understood or presented the effects of the proposed tower. We are particularly concerned that a development of this scale is being proposed despite the evidence that significant harm to existing homes and important communal and public spaces could be avoided through a substantial reduction in height and massing.

The report's cutback assessment is particularly striking. It indicates that approximately the upper three-quarters of the main Sister tower would need to be removed, leaving a building of around ten storeys, together with changes to the middle tower, in order to restore sufficient light to the affected properties.

We appreciate that the Council must balance a range of planning considerations and that some change and development of the site may be appropriate. Our objection is not to development of the site in principle. It is to the scale and form of the development proposed and the extent of demonstrable harm that would be imposed on existing residents and the wider local environment.

We therefore ask that this independent assessment is given full and careful consideration when the application is determined, particularly in relation to the impact on existing homes in Velvet House and the other Granby Village buildings, and that the Council does not rely solely on the applicant's assessment in reaching its conclusions.

We would be grateful if these further comments could be added to our existing objection and placed before the Planning Committee when the application is considered.

Kind regards,

[redacted]

On Wed, 8 Jul 2026 at 11:58, jon pike [redacted] wrote:

> Planning Application PLA-2026-000312 – Objection
>
> We wish to register our objection to Planning Application PLA-2026-000312 for the proposed student accommodation development on the Charles Street (SISTER Plot H) site.
>
> We own a flat in Velvet House and am therefore directly affected by this proposal. Our objection is based on material planning considerations, particularly the impact the development would have on residential amenity, daylight and sunlight, townscape, heritage and the character of the local community.
>
> Our principal concern is the proposed 38-storey tower. Its height, bulk and proximity to existing residential buildings are wholly out of keeping with this part of the city centre. The scale of the building would create an oppressive and overbearing presence and would significantly reduce the amount of daylight and sunlight reaching neighbouring homes, including those in Velvet House.
>
> The applicant's own assessment acknowledges that a number of neighbouring homes will experience a "major impact" in terms of daylight and sunlight, yet concludes that the overall effect is only minor by averaging the impacts across a much wider area. This masks the reality that some residents, including those living closest to Tower T3, would experience substantial and permanent harm to their living conditions.
>
> We are also concerned by the effect on the wider residential environment. The proposal would overshadow nearby public spaces, including Sackville Gardens and Vimto Park, reducing the quality of these important green spaces that are heavily used by local residents. The proposal would also introduce significant overlooking from hundreds of student bedrooms and communal areas, reducing privacy for existing residents.
>
> The proposal fails to respond appropriately to its surroundings. The existing area is characterised by a mixture of historic warehouse buildings, moderate-height residential developments and important heritage assets. Introducing a 38-storey tower at this location would dominate the local skyline and harm the setting of the Whitworth Street Conservation Area and nearby heritage buildings rather than respecting their character.
>
> We are also concerned about the cumulative effect of this proposal alongside other large student accommodation schemes in the immediate area. There is already a substantial amount of purpose-built student accommodation nearby, with further schemes proposed. This development would further erode the balance of the local community and conflict with planning policies intended to protect established residential neighbourhoods.
>
> While we support the regeneration of the Charles Street site in principle, we do not believe this

application represents an appropriate form of development. A development of a more modest height and scale could deliver regeneration while respecting neighbouring residents and the existing character of the area.

>

> For these reasons we respectfully request that Manchester City Council refuses planning permission for Application PLA-2026-000312.

>

> Regards

>

> [redacted]

Outlook

Objection to Ref. No. 144791/FO/2025. IQ proposal for the PBSA development of the site of Weston Student Halls and Pendulum Hotel, Manchester; and Ref. No. PLA-2026-000312 Sister proposal on the Charles Street Car Park site plot H.

From [redacted]
Date Wed 30/09/2026 19:40
To Jennifer Atkinson [redacted]
Cc Ross Steven [redacted] Jon-Connor Lyons [redacted] Sam Wheeler [redacted]

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Ms Atkinson,

I am writing to object to the following planning applications:

- **Ref. 144791-FO-2025** - iQ proposal for PBSA redevelopment of the Pendulum Hotel/Weston Halls site.
- **Ref. PLA-2026-000312** - Sister proposal for the Charles Street Car Park (Plot H) site.

I am the owner of [redacted] **Velvet Court, Granby Village**, and I am extremely concerned about the significant impact that these developments would have on my property, neighbouring homes, and the wider Granby Village community.

My objection is based principally on the findings of the independently commissioned daylight, sunlight and overshadowing assessment prepared by Aperture Natural Light Consultants Limited. This report concludes that the proposals would result in daylight and sunlight losses that are "way beyond those acceptable for the BRE 209 Paper in an inner city environment" and identifies unacceptable impacts affecting properties within Velvet Court and the surrounding Granby Village buildings. The report finds that under the Sister proposal alone there are windows and rooms within Velvet Court that would experience losses of daylight and sunlight beyond accepted BRE standards, with effects that would be highly noticeable to residents. When both developments are considered together, the cumulative impact increases further and affects additional properties within Velvet Court, Velvet House and Venice Court. Of particular concern are the following issues:

1. Unacceptable Loss of Daylight and Sunlight

As a residential property owner, I purchased my home with a reasonable expectation that existing levels of natural light would be protected through the planning process.

The independent assessment demonstrates that these proposals would cause substantial reductions in daylight and sunlight to existing homes, including properties within Velvet

Court, and that some affected residents could experience impacts severe enough to require increased use of artificial lighting during daytime hours. Natural light is fundamental to residential amenity, wellbeing, energy efficiency and quality of life. Such losses cannot be regarded as a minor consequence of development.

2. Failure of the Applicants' Assessments to Properly Represent the Impacts

The independent report states that the developers' submitted daylight and sunlight assessments omitted important details and shadow modelling, and that the assessment for the iQ proposal excluded consideration of impacts north of Granby Row, thereby excluding Granby Village from assessment. I am concerned that the planning authority is being asked to determine these applications without having received a complete and transparent assessment of the impacts upon existing residents.

3. Harm to Community Amenity Space

The report concludes that Orient Square, the principal communal open space within Granby Village, would suffer light losses sufficient to fail BRE guidance criteria. This space is used daily by residents and serves as an important community and social asset. The loss of sunlight to this area would substantially diminish the quality of life of residents and undermine many years of investment in building a successful residential community in the city centre.

4. Harm to Public Realm and Green Space

The independent modelling demonstrates that the proposed towers would significantly increase overshadowing of Vimto Park and would also adversely affect Sackville Gardens. Both are limited but vital green spaces serving local residents, workers and visitors. The cumulative effect of both schemes would create a darker and less attractive environment, contrary to the principles of sustainable place-making and good urban design.

5. Evidence That the Schemes Are Fundamentally Oversized

The report's cutback analysis is particularly significant. It concludes that, in order to achieve acceptable daylight levels, the top three-quarters of the principal Sister tower would need to be removed, leaving a building of approximately ten storeys, with further alterations required to other elements of the proposals. This demonstrates that the current schemes are not simply marginally excessive in scale but are fundamentally overdeveloped relative to their surroundings and their impact on neighbouring residential properties.

6. Existing Residents Should Not Bear Disproportionate Harm

I support appropriate regeneration and development within Manchester city centre. However, growth should not be achieved at the expense of the amenity, wellbeing and living conditions of existing residents.

The independent report concludes that a major redesign is required and that the schemes should not be allowed to generate this level of light loss. It is therefore difficult to see how these applications can be considered acceptable in their current form.

Conclusion

The evidence now available demonstrates that these proposals would cause severe and unacceptable harm to existing residents of Granby Village, including those of us living in

Velvet Court. The impacts on residential amenity, natural light, communal open space and the wider public realm are substantial and contrary to the principles of good planning.

I respectfully request that Manchester City Council refuse both planning applications in their current form and require the applicants to bring forward significantly redesigned proposals that properly respect neighbouring homes and comply with accepted BRE daylight and sunlight standards.

Yours faithfully,



Outlook

Planning Applications 144791/FO/2025 and PLA-2026-000312 IQ/Pendulum Hotel proposed PBSA development and SISTER/Charles Street proposed PBSA development

From [redacted]
Date Thu 24/09/2026 17:08
To Jennifer Atkinson [redacted]

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ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Jennifer Atkinson

I am writing on behalf of Friends of Sackville Gardens, who submitted objections to **Planning Application 144791/FO/2025** and have now had time to consider the likely impacts on local green space of subsequent **Planning Application PLA-2026-000312**. We have also seen the independent report from Aperture Natural Light Consultants Ltd and are concerned about the individual and **cumulative impacts** of the two proposed developments at the IQ/Pendulum Hotel and SISTER/Charles Street.

We originally objected to the proposed scale and massing of the IQ/Pendulum Hotel proposed development. We noted that "A particular impact is the loss of daylight and of direct and reflected sunlight within the adjacent area — including vital green spaces — due to overshadowing. It would give rise to significant disamenity to users of the surrounding area". The two green spaces in question are Vimto Park and Sackville Gardens.

We have similar objections to the scale and massing of the SISTER/Charles Street proposed development and the impact on light reaching green spaces . We note that the independent report indicates that the shadows cast separately by the Sister and iQ proposals would combine as they move during the day so that an even larger area of Vimto Park would be in shade than would be the case just with the 50-storey tower of the IQ proposal. As to Sackville Gardens, we noted that "on winter mornings, sunshine and indirect light from the south reaches Sackville Gardens along Sackville Street, the sun tracking slightly above the existing c14-storey Faraday Tower when viewed from the Whitworth Street/Sackville Street corner entrance to the park". We are concerned that the light-blocking effect will be worse with a tall tower even closer, in the SISTER/Charles Street proposed development, than the IQ tower.

Secondly, we originally objected in relation to the IQ proposals, that there was to be no clear compensation of the community for the impact of a large scale student accommodation development on that site.

We object even more so to the lack of planned compensation for cumulative effects, across two development, of a proposed very substantial increase in population in an area poorly served by green open space. We realise that Mayfield Park might be considered to be part of the area, and might be imagined to take some of the strain, but the student population that is exclusively being proposed for these two developments will surely not have an natural inclination to be drawn in that direction to relax, study or exercise in the open air. Vimto Park and — of particular concern to the Council — Sackville Gardens, are likely going to be put under a lot of strain as far as maintenance and cleaning are concerned as well as by the sheer number of people expecting to use these spaces.

Yours,

[redacted]

[redacted]

Outlook

Planning applications (144791/FO/2025 & PLA-2026-000312) IQ Weston Halls & Sister Plot H

From [redacted]
Date Thu 24/09/2026 11:18
To Jennifer Atkinson [redacted]
Cc Jon-Connor Lyons [redacted] Sam Wheeler [redacted] Ross Steven [redacted]

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Planning Application Ref. No. 144791/FO/2025
IQ proposal for the PBSA development at Weston Student Halls and Pendulum Hotel, 78 Sackville Street, Manchester, M1 3BB

To Jennifer,

I am writing in response to the letter from Julie Roscoe dated 19 August 2026 concerning the additional documents submitted in relation to the Environmental Statement.

Having reviewed the new information, I do not consider that it addresses the concerns previously raised regarding the IQ proposal. In my view, many of the same issues remain outstanding, particularly when the IQ and Sister proposals are considered together. I therefore ask that this letter be taken into account in relation to both applications and that it is recognised that I object to both proposals.

1. Cumulative impact of the IQ and Sister proposals

The Sister Cumulative Assessment Report, dated July 2026, does not resolve my concerns about the geographical scope of the original assessment.

The original scoping exercise appears to have concentrated on a relatively limited area, meaning that a number of residential properties that could experience significant effects were not properly considered. My own home is among those potentially affected.

This is particularly important when considering daylight, sunlight and overshadowing. These impacts cannot properly be assessed simply by looking at a limited study area when two substantial developments are being considered alongside one another.

The combined effect of the two proposals needs to be assessed on the properties and residents who will actually experience those effects.

2. Scale of student accommodation

The additional information has increased rather than reduced my concern about the overall amount of student accommodation proposed in this part of Manchester.

The cumulative number of student units associated with these developments would result in a substantial concentration of purpose-built student accommodation. I am concerned about the effect this will have on the balance and character of the local community and on the quality of the surrounding residential environment.

3. Impact on existing residents and townscape

I am concerned that the visual and townscape assessments place too much emphasis on the experience of students and people moving through the area, rather than on those who already live here and will have to experience these buildings and the increased environmental pressure that comes with having a huge amount of people stacked on top of each other.

The IQ and Sister developments need to be considered as a combined composition. Together, the proposed buildings would create a substantial continuous mass of development and, from some neighbouring properties, could appear as a large wall of built form.

I appreciate that residents do not have a legal entitlement to preserve a particular view. However, that does not mean that the effects on residential amenity can be disregarded. Planning considerations include matters such as daylight, sunlight, outlook and the overall living conditions of existing residents.

In my view, the combined scale and proximity of these developments would result in an oppressive and enclosed environment for some neighbouring homes.

4. Daylight, sunlight and overshadowing

This remains my most significant objection.

My flat has windows facing predominantly south. Both proposed developments are located to the south of my property. As a result, my home is particularly vulnerable to the loss of natural light and sunlight caused by the height and massing of the proposed buildings.

I remain concerned about the methodology used in the daylight assessment. Previous objections have highlighted that the assessment relied on a lower light standard than would reflect the actual conditions of the site and also presented results in a way that averages the effects across numerous windows.

Averages can conceal substantial impacts on individual properties. The fact that a development may achieve an acceptable overall average does not mean that an individual flat will not suffer a serious and unacceptable loss of daylight.

I therefore ask the Council to give specific consideration to the effect on my flat rather than relying solely on aggregated or building-wide results.

My circumstances are also particularly relevant because I do not have a balcony, roof terrace or other private external space. The natural light entering through my windows is therefore especially important to the quality of my life.

5. Effects on nearby public spaces

The impacts should not be limited to private residential properties.

Vimto Park and Sackville Gardens are important nearby public spaces. The proposed developments have the potential to reduce the amount of sunlight and natural light reaching these spaces and could make them feel less comfortable and attractive for people using them.

These cumulative effects should be properly considered when determining whether the overall scale of development is appropriate.

6. Energy use, wellbeing and climate considerations

The loss of natural light would have practical consequences for residents.

If my home receives substantially less daylight, I may need to use artificial lighting more frequently during the daytime. The reduced benefit from solar gain could also result in greater reliance on heating. At a time when household energy bills remain a significant concern, this is not an insignificant impact.

There is also a wider wellbeing issue. Natural light contributes to the quality and comfort of a home, and a substantial reduction in daylight can adversely affect residents' enjoyment of their living environment.

I am also concerned that the climate implications of this loss have not been properly addressed. Increased reliance on artificial lighting and heating would potentially increase household energy consumption, which appears inconsistent with the City's wider objectives concerning energy efficiency and climate change.

7. Overlooking and loss of privacy

I remain concerned about overlooking and privacy, and I do not consider that the additional IQ documentation adequately resolves this issue.

My flat faces south, directly towards the areas where the proposed developments are located. Given the height, scale, orientation and arrangement of windows within the proposed buildings, there is potential for significant views towards neighbouring residential properties.

This could result in people being able to look directly into my home, particularly from higher floors, causing a material reduction in privacy.

I ask that the Council assess this impact specifically in relation to my property rather than relying solely on general conclusions about overlooking across the wider area.

Conclusion

Having considered the additional information, I do not believe that the new documents adequately address the objections previously raised.

In particular, I remain concerned about:

- the cumulative effect of the IQ and Sister proposals;
- the scale and concentration of student accommodation;
- wind and microclimate conditions;
- the effect on the townscape and residential outlook;
- significant losses of daylight and sunlight;
- overshadowing of homes and public spaces;
- overlooking and loss of privacy;
- the potential impact on health, wellbeing and household energy use; and
- the prolonged and cumulative effects of construction noise and vibration.

The impact on individual homes should not be hidden by averages across a large number of properties. My own flat is particularly exposed because it faces south towards both proposed developments. Natural light through the windows is therefore an especially important part of the amenity of my home.

I respectfully ask that these objections are fully considered as part of the determination of both applications and that they are included in the report presented to the Planning Committee.

Yours sincerely,

[redacted]

Sent from Outlook

Outlook

Planning applications (144791/FO/2025 & PLA-2026-000312) IQ Weston Halls & Sister Plot H

From [redacted]
Date Fri 18/09/2026 20:03
To Jennifer Atkinson [redacted]
Cc Jon-Connor Lyons [redacted] Sam Wheeler [redacted] Ross Steven [redacted]

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Planning application Ref. No. 144791/FO/2025. IQ proposal for the PBSA development of the site of Weston Student Halls and Pendulum Hotel, 78 Sackville Street, Manchester, M1 3BB.

Dear Jennifer,

I am writing about the letter from Julie Roscoe, dated 19 August 2026. It describes two new documents about the Environmental Statement.

These new documents do not alleviate my concerns for the proposed IQ proposal and the Sister proposal. Please consider this letter for both applications.

Wind Microclimate Report (dated 17 July 2026)

I still object to this issue. Other tall buildings in the city centre have caused bad wind effects, and models used for those buildings did not predict these issues well.

The report must consider future weather. Climate change will bring stronger and more frequent wind. The report does not do this well enough.

Sister Cumulative Assessment Report (dated July 2026)

My main objection remains the same. The original scoping report's focus was on a small area. This excluded many homes (including mine) that the project will affect. This includes effects on sunlight, daylight, and shadow. The new documents do not fix this problem.

Student housing numbers

The new information increases my concern. There are too many student housing units planned for this area, which will harm the local area and community.

Townscape and visual impact

Both applications focus on visitors and students. They do not focus enough on permanent residents who will see the buildings every day from their homes.

The two developments together will form a large wall of buildings. I understand that residents have no legal right to a specific view. However, planning rules must still protect resident amenity, including light and outlook. The two buildings together will create a closed-in, oppressive space, and cause significant shadow on nearby homes.

Sunlight, daylight, and shadow

This is my strongest concern. All the windows in my flat face south. My flat depends on light from the south, with both proposed towers sitting to the south of my building, meaning the impact on my home will be severe.

Previous objections showed problems with the daylight study, which used a lower light standard than the real conditions on site and averaged results across many windows. This method hides the true impact on specific flats. My flat faces the correct direction to suffer a major loss of light. I ask the planning team to consider the detrimental impacts on my flat's loss of daylight, and to not rely on averaged figures for the whole building.

I do not have a roof terrace or balcony, or private outdoor space, meaning my only outdoor light comes through my windows. Nearby public spaces like Vimto Park and Sackville Gardens are therefore important to me. The proposals will reduce light and comfort in these spaces.

Less natural light will have real effects on my life. I will need more artificial light during the day. I will need more heating due to lost heat from the sun. This will increase my energy costs. Energy costs are already high due to the cost of living crisis. Reduced natural light can also harm health and wellbeing.

Climate change

The applicants have not considered this impact. Less natural light means residents use more energy. which works against climate change goals for the city.

Noise and vibration

Two projects built at the same time will create more combined noise. As I work from home I am extremely concerned that the proposed scope will increase the amount of time spent during development which will undoubtedly impact the noise adversely in my working environment . My previous objections on this topic still apply. Building work should not start too early on weekdays. The council should set clear rules for extended working hours. Extensions should be rare and require strong justification.

Overlooking and privacy

The new IQ documents do not address this issue. My flat faces south, directly toward both development sites. The size, shape, and window layout of the new buildings will allow people to see into my home. This will reduce my privacy. I ask the planning team to consider this specific impact on my flat.

Conclusion

The new documents do not solve my original objections. They confirm that my objections are correct. The combined impact of both projects makes the problems worse. Please give full consideration to my objections. Please report these objections to the Planning Committee. Please give special attention to flats like mine. My flat faces south and has no private outdoor space to offset the loss of light.

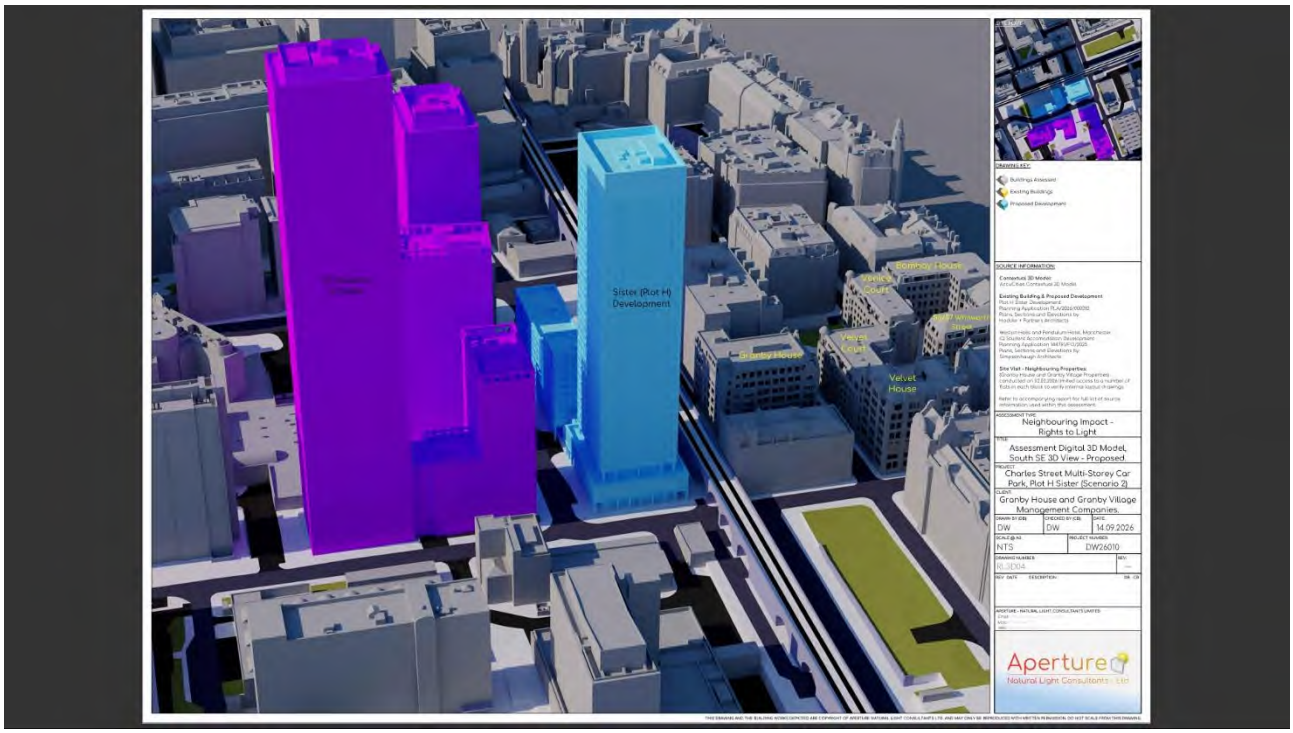
Yours sincerely,
[redacted]

The following is an objection to application 144791/FO/2025
And in relation to PLA-2026-000312
By: [redacted]
Address: [redacted]
Email: [redacted]

Further to you letter dated 19th August advising of the additional documentation etc added to the iQ development, I am raising further objections to both applications given the flippant assessment of the environmental impact of over 3500 student bedrooms in 5 massive towers butt up to our homes and the Whitworth St Conservation Area.

Only with use of our own lighting specialist Dan Wade has a proper analysis been presented of the harm due to massive loss of daylight and overshadowing to our homes. And I refer to his report you have received when this should all have been analysis by any Developer as part of a planning application. To omit these vital details of overshadowing and impact to individual properties is certainly being economical with the truth. To then say the impact overall to residents is minimal is verging on the fraudulent to be honest. Hundreds of homes will be majorly affected due North of the development sites. Not just Granby Village and Granby House who instructed Dan Wade.

The Council should be seeking appropriate development to enhance the City. Instead whatever a developer says is unquestioned when the reality for residents and the city as a whole is the horror and simply out of scale mass development that given the location has such massive negative impacts on communities and the city as a whole.



This image says it all. Well the midday impact at least that will track and shadow across all of Granby Village throughout the day. Note the dark area over Velvet House and Sackville Place to Whitworth St and indeed Sackville Gardens from Sister tower and the 50 Storey at iQ tower beyond it. Plus the darkness over our Orient Square Garden opposite Orient

House from the iQ buildings on Charles Street. Particularly the wide block running east west causing maximum harm to our daylight and sunlight.

It is beyond reason that the Planning Authority consider this suitable given the terrible impact it will cause to an established community that has until now thrived and been a great example of urban regeneration going back 40 years. 10 or even 15 storey blocks over both sites would provide similar PBSA room numbers but instead huge towers are built to free up vast private garden space for students or to spare other areas whilst dumping the huge volume of development literally at our doors . A deplorable way for a Labour Council to treat residents who contribute not just in Council tax but to the long term success of the City but instead have their living environment wrecked by these plans.

We will be putting all our efforts into contesting and objecting to both these planning applications as they are simply horrific and unbelievable given the impact to a whole community, conservation area and 2 public parks (Vimto and Sackville Gardens).

[redacted]

[redacted]

This FURTHER Objection is submitted by the **Granby Village (Manchester) Management Company Limited** on behalf of the 236 leaseholders that make up the residential properties known as Velvet House, Velvet Court, Venice Court, 55-57 Whitworth Street and Bombay House that together form Granby Village.

Re Planning application Ref. No. 144791/FO/2025. IQ proposal for the PBSA development of the site of Weston Student Halls and Pendulum Hotel, Manchester

In addition our comments and objections also apply to:
Sister proposal on the Charles Street Car Park site (Planning application Ref. No. PLA-2026-000312).

Granby Village and neighbouring Granby House have come together to instruct Dan Wade a light consultant given the highly limited and frankly misleading analysis by both developers from a light and overshadowing perspective. The updated Environmental Statement for IQ does nothing to correct these previously criticised and woeful levels of analysis. Meanwhile the Sister application massively plays down the impact of a chunky 38 storey tower immediately to the South of our homes. So at considerable expense residents have had to pay for professional analysis both applicants failed to provide in their applications. How the Planning Service can determine the impact of these developments without such analysis is highly questionable too given their duties in determining the impact of planning applications on behalf of the City.

It would be typical in past planning applications for straightforward shadow modelling to form part of the application. For that to no longer be required or included in planning applications for what are much larger and taller buildings than even 10 years ago across the City speaks volumes about developers having a free reign. Allowing massive overdevelopment of PBSA with huge impacts on residents that are simply dismissed in any analysis.

Dan Wade's extensive work involved in this analysis isn't completed but what has been confirmed is that 26 apartments are so severely impacted by loss of light for this to be considered Unacceptable according to BRE guidelines:

Apartments 3, 10, 17, 24, 31, 38 and 43 Velvet House M1 3WE; and
Apartments 6, 16, 26, 36, 47 and 56 Velvet Court M1 7AB

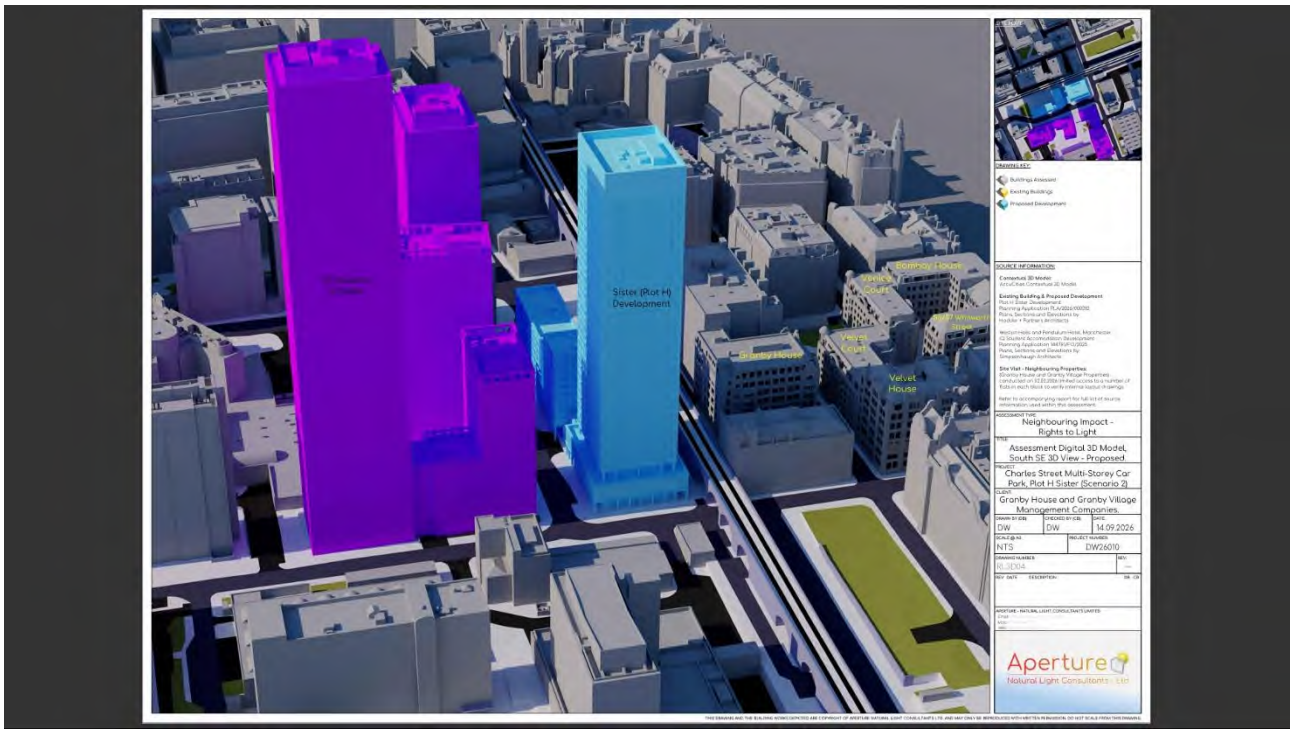
are all affected in this way in addition to 13 in Granby House, M1 7AR.

It is wholly unacceptable that any resident should experience such an extensive and excessive loss of light for any proposed development. The applicant's extremely cynical view is that existing residents living in the city centre should expect and accept such harm as a part of the price of living in the city centre (p.85/6.242, Planning and Tall Building Statement). This comment has no basis and if adopted is a 'race to the bottom' for city centre living. It also shows the applicants lack of any meaningful concern or consideration for local residents or the environment in a bid to maximise built form and profits.

Please accept this BRE assessment of "unacceptable harm to light" on 26 apartments as a further reason for objection in addition to objections previously raised on both applications. When reporting to committee we request that the practical reality of the extent of this harm be identified so that the committee fully understand the implications of the phrase "unacceptable harm to light".

While not all apartments will experience this extreme level of light loss, many more within within the area - and especially within Granby Village where the largest number would be affected - will nevertheless suffer light loss as indicated by the information now submitted by iQ. **When reporting to committee we request the Planning Service identifies the full harm to light in the area as well as reporting the worst impacts.**

Many of the private, communal and public external amenity spaces that serve Granby Village would experience harm through the individual and cumulative impacts of the two proposals on sunlight, daylight and overshadowing. Wider harm would also be caused to the public realm of surrounding streets and Vimto Park and Sackville Gardens. This extensive harm is dismissed despite the combined impact of both schemes packing 5 huge towers on our doorstep and 3500 PBSA beds spanning much of the Southerly elevation of Granby Village.
See image below from modelling by Dan Wade to properly illustrate the huge impact and over shadowing of the conservation area to the right of the proposed 5 towers.



The proposals will also impact the Granby Village management company's viability and 'pay back' of solar panels being considered for the flat roofs of our buildings. So our attempts to assist in addressing both the climate emergency and our electricity bill (which is one of our largest on-going costs) will be thwarted by PBSA developer greed. The practical consequences for the loss of light for many will mean increased need to use artificial light for a longer period in any given day and, due to a loss of thermal gain, the need for greater use of heating. So our electricity bills will be higher adding to our cost of living crisis as well as the climate emergency. **Please accept this as an objection to both proposals (both individually and cumulatively) regarding the adverse impact on sunlight, daylight and overshadowing and impact on addressing sustainability, the climate emergency and cost of living crisis.**

16th September 2026

Outlook

Objection to developments affecting Granby Village

From [redacted]
Date Tue 15/09/2026 10:02
To Jennifer Atkinson [redacted]

1 attachment (62 KB)
photo.jpeg;

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Dear Jennifer,

I am writing to object to the proposed developments that will affect Granby Village.
In particular PLA-2026-000312 and 144791/FO/2025.

I am very concerned that I will suffer an unacceptable loss of light.
I live in Velvet House, overlooking Granby Row. The Charles Street car park
is visible from my living room. As you can see from the attached photo, I receive
considerable sunlight into my apartment. The photo was taken in December 2025.
In the summer months, the amount of light is considerably greater.

I understand that I will be one of the most seriously affected should the proposed developments go forward. This will cause great harm to my enjoyment of my property. It is not acceptable that I will be affected in this way.

More generally, I also object since there will be a reduction in light levels in Granby Village as a whole and that the developments will significantly change the character of Granby Village.

Up until now, I had very much enjoyed living in my apartment, Granby Village and the surrounding area. [redacted]. I am quite devastated at what is proposed.

Yours faithfully,
[redacted]

[redacted]

Outlook

Planning application Ref. No. PLA- 2026-000312) and Planning application Ref. No. 144791-FO-2025

From [redacted]
Date Tue 11/08/2026 21:59
To Jennifer Atkinson [redacted]
Cc Jon-Connor Lyons [redacted] Sam Wheeler [redacted] Ross Steven [redacted]

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Dear Jennifer Atkinson

I write to you in relation to the above planning applications and the unacceptable impact this will have on my apartment, particularly with reference to loss of light as confirmed by the independent specialist sunlight, daylight and overshadowing consultant, Dan Wade. Dan was appointed by the Granby Village Management Company to provide an objective assessment of the impact that would be caused by these two developments and has over 25 years of experience/ expert knowledge of natural light assessments working on a range of projects including tall buildings throughout Manchester City Centre.

I therefore object strongly to this application as the owner of Apartment 56, Velvet Court, in Granby Village, one of the residential buildings that would be directly affected by the proposed development. I do not support a scheme of this height. A 38-storey tower would be entirely out of character with the surrounding building and features and would have an unacceptable effect on the living conditions of existing residents due to the loss of natural daylight and sunlight, greater overshadowing, and an overbearing outlook caused by the tower's size and close proximity.

The scheme would also negatively affect Granby Village's communal spaces and nearby public areas, in particular Sackville Gardens and Vimto Park. These are two of the limited green spaces available to residents in this part of the city centre, and the loss of sunlight would reduce their amenity and enjoyment along with having a negative affect on the grounds themselves due to a loss of light. Furthermore, the development would cause harm to the setting of the Whitworth Street Conservation Area and nearby heritage assets. A building of this excessive height would not reflect or respect the existing character, scale and townscape of the local area.

I respectfully request that the Council refuses planning permission and seeks a revised proposal that enables regeneration of the site while protecting the amenity of existing residents and respecting the character of the surrounding area.

Kindest regards,

[redacted]

Sent from my iPhone