Application Ref. PLA-2026-000485 - Planning Statement: Addendum

October 2026

Introduction

This Addendum to the Planning Statement has been prepared by Cushman & Wakefield on behalf of Atri7 6 Limited (hereafter referred to as 'the applicant' or 'Fusion Group') in support of the application seeking full planning permission for a 39-storey purpose-built student accommodation building (Sui Generis) at 10-12 Whitworth Street West, Manchester, under application ref. PLA-2026-000485.

The purpose of this addendum is to consider the changes to national planning policy since the submission of the original Planning Statement and to assess the implications of these changes on the determination of the application.

This addendum should be read in conjunction with the Planning Statement dated August 2026, with any changes noted below taking precedent in this version as opposed to the August version.

Planning Policy

Since the submission of the application, an updated National Planning Policy Framework (NPPF) was published in August 2026, which is relevant to the determination of the application. The following policies within the NPPF are particularly relevant to the proposed development:

- *Policy S4: Principle of Development within Settlements*
- *Policy HO9: Specialist Forms of Accommodation*
- *Policy DP3: Key Principles for Well-Designed Places*
- *Policy TR3: Locating Development in Sustainable Locations*
- *Policy TR4: Street Design, Access and Parking*
- *Policy TR6: Assessing Transport Impacts*

In addition to the above policies, also of relevance to the proposed development is *Annex A: Implementation* paragraph 2 which sets out that where development plan policies are materially inconsistent with the NPPF they should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.

Planning Assessment

Policy S4

Policy S4: Principle of development within settlements states that

'Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against national decision-making policies in this Framework'.

The proposed PBSA development is within the City Centre of Manchester and as a matter of fact is within a settlement. As such, the proposal must therefore be assessed against the presumption in favour of development established by Policy S4.

Policy EN2 of the Core Strategy requires applicants to demonstrate that proposals for tall buildings are 'viable and deliverable'. Whilst this requirement forms part of the adopted Core Strategy, Policy S4 establishes a presumption in favour of development within settlements and does not require applicants to demonstrate viability or deliverability as a precondition to obtaining planning permission.

As such, Policy EN2 requires compliance with an additional criterion that is not required by the NPPF, one which is a more restrictive approach to decision-making than that established by Policy S4. Therefore, this aspect of Policy EN2 should attract reduced weight in accordance with Annex A paragraph 2 of the NPPF.

The site comprises brownfield land and has been vacant for a number of years, despite having benefitted from various extant planning consents. It is located within the Deansgate area of the city centre with excellent access to higher education facilities and a broad range of retail, community, leisure and public transport opportunities in easy and convenient walking distance of the application site.

The site is in an area of considerable scale of development with many tall buildings both constructed and consented, as such, the principle of high-density form of development is established.

Therefore, substantial weight should be afforded to the benefits of the scheme, the use of a vacant brownfield site, investment within the City Centre, and the contribution towards meeting an identified need for student accommodation. See in particular NPPF HO7 and L2(1)b.

Therefore, unless there are any adverse impacts arising from the development that would substantially outweigh the benefits planning permission should be granted.

There are no such adverse impacts here, and certainly none which would substantially outweigh the benefits, which are to be given substantial weight.

Policies S4 and HO9

Core Strategy Policy H12 relating to PBSA is materially inconsistent with NPPF S4 and HO9(1) c given that CS H12 is more onerous and restrictive than HO9 and does not reflect the presumption set out in S4. Accordingly, CS H12 is to be given very limited weight.

In respect to PBSA, NPPF (1)Policy HO9 (1) c) states:

> c. *Purpose-built student and large-scale shared living accommodation:*
>
> *Being located where residents will be able to access frequently used services (and, for student accommodation, relevant education facilities) easily and safely by walking, wheeling, cycling and public transport;*
>
> *ii Providing adequate living and storage space and sufficient shared cooking, laundry and amenity areas (other than where cooking and laundry facilities are provided within student rooms, in which case these do not need to be available on a shared basis); and*
>
> *Being supported by a management plan which shows how the development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services.*

We set out below how the proposal meets with the three criteria of Policy HO9 (1) c.

Ci) Locational requirements

The proposed development is located 900m west of the Manchester Metropolitan University, which comprises a c.10-15-minute walk of the university campuses. The site is also c.1.25km from the University of Manchester's Oxford Road campus, a c.20-minute walk or 5-minute cycle and is immediately adjacent to Deansgate railway station and Deansgate-Castlefield Metrolink stop.

The site also has direct access to the Bee Network which includes cycle routes and high frequency public transport services.

The suitability of this general location for PBSA has previously been established by appeal Ref. APP/B4215/W/21/3287525 whereby the Inspector concluded that 'it is not unreasonable for an able-bodied student to walk for about 25-minutes from their accommodation to their university" (§39). The Inspector further recognised that students would also have alternative sustainable methods of travel, principally nearby bus routes. In that case the appeal established that the location of the site at Deansgate South was in a sustainable location and as the site at Whitworth Street West is closer to the Universities it is better located than the site at Deansgate South.

The application site would utilise largely similar walking routes as considered through that appeal, including making use of the new public crossing on Medlock Street funded through a planning obligation from the appeal scheme.

It is therefore evident that the application site is clearly within reasonable proximity to University campuses and high frequency public and active transport routes.

As such, this location provides a highly accessible and sustainable living environment, ideally suited to city centre PBSA.

Cii) Standard of accommodation

The standard of accommodation is considered by the PBSA industry to be of the highest quality with the Fusion Group being awarded PBSA Developer of the Year.

The scheme itself has been designed by Corstorphine & Wright Architects and offers a range of bed types from en-suite studios to cluster accommodation whereby within each typology, the bedrooms have been designed to provide adequate living and storage space for residents. Within the cluster units, students will benefit from shared kitchen and living facilities, and within the studios, they are provided with cooking facilities in the individual rooms, reducing the need for shared provision.

In addition, the development includes a number of communal areas and shared laundry facilities, ensuring students have access to the facilities they require for day-to-day living.

Ciii) Management of Facilities

The scheme is also supported by a Resident Management Plan which has been prepared by Fusion Group, whose approach is centred on combining well-considered design with a robust but also practical, durable and responsive to the needs of its residents. The Management Plan highlights the development will operate in accordance with the ANUK National Code of Standards for Larger Student Development providing:

- 24-hour resident management led by a Residence Manager, who is supported by a Community Manager, Maintenance Manager and Customer Service Advisor, Customer Service Assistants and Security Concierges;
- 24-hour CCTV;
- A comprehensive maintenance strategy to ensure the building remains safe, compliant and well-presented, which will be delivered through a combination of Planned Preventative Maintenance (PPM) and responsive repair;

- Standard Operating Procedures which are regularly reviewed to ensure that all team members are equipped to carry out their roles effectively and in line with established standards;
- Management of the bicycles and loading areas, to allow for servicing and delivery and secure entry points; and
- Housekeeping and servicing teams who will be responsible to maintain the regular and periodic cleaning of all common areas.

Fusion Group pride themselves on the management of facilities and the student offer, as a result two of their schemes which opened this year have been awarded Best scheme.

It is therefore considered that the proposed development is entirely compliant with Policy HO9 of the NPPF.

Policy DP3

NPPF Policy DP3 sets out the principles development should reflect, as relevant to the nature of the development, to create well designed places.

An Addendum to the Design and Access Statement is submitted which demonstrates how the scheme complies with the principles set out in Policy DP3. As part of this exercise the scheme has been peer reviewed by an expert urban designer.

Policies TR3, TR4 and TR6

A technical note has been prepared by Stantec which sets out how the proposed development complies with Policies TR3, TR4 and TR6, which should be read in conjunction with the Transport Statement, Framework Travel Plan and Technical Note submitted in response to consultation comments. It is considered that the proposed development complies with relevant aspects of Policies TR3, TR4 and TR6.

Conclusion

The proposed development has therefore been assessed against the relevant updated National Planning Policies, specifically Policies S4, HO9, DP3, TR3, TR4 and TR6 which are considered to be of most relevance to the proposed development.

The new NPPF introduces National Development Management Policies which the application complies with and as such the new Framework policies further support the proposed development and as a result the proposed development should be granted planning permission.