

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
120908/FO/2018	6 <sup>th</sup> Aug 2018	20 <sup>th</sup> Sep 2018	Rusholme

**Proposal** Erection of 6no. three storey six bedroom townhouses to provide managed student accommodation (sui generis) with landscaping, cycle parking and other associated uses.

**Location** Langdale Hall, Upper Park Road, Manchester, M14 5RJ

**Applicant** NJoy Accommodation Management 1 Ltd, C/o Agent,

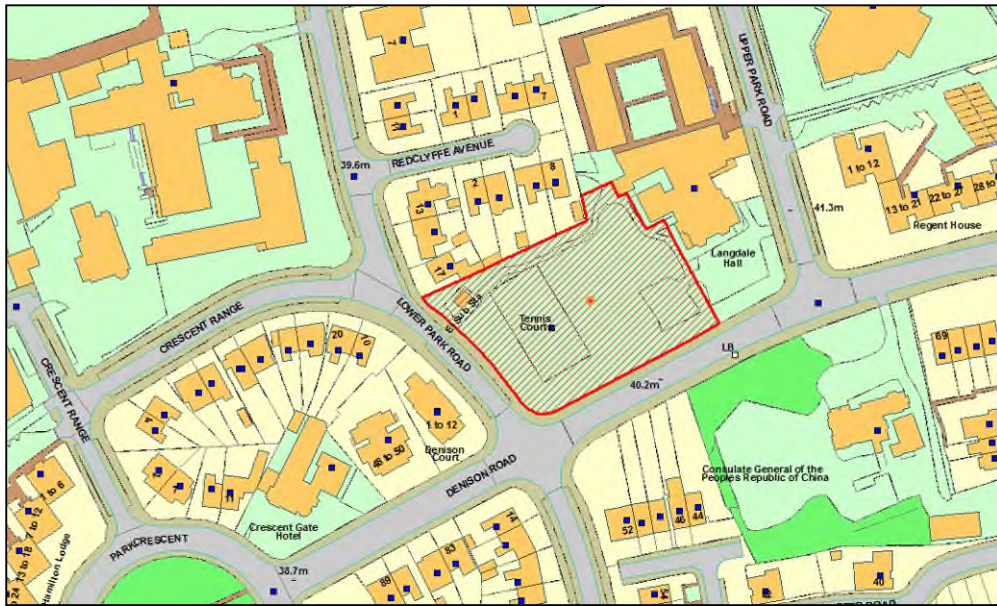
**Agent** Mr Niall Alcock, Deloitte LLP, 2 Hardman Street, Manchester, M3 3HF

### **Description**

Langdale Hall is a mid-19<sup>th</sup> Century Grade II listed Victorian villa set within mature landscaped gardens and situated within the Victoria Park Conservation Area. It is bounded by Redclyffe Avenue and Boyd Court to the north. Upper Park Road is located to the east of the site and on the opposite side there is a mosque and residential accommodation. To the south of the site is Denison Road, with the Chinese Consulate being located on the opposite side. Lower Park Road runs to the west of the site and on the opposite side there is further residential accommodation.

Langdale Hall and the 20<sup>th</sup> Century additions to the north of the villa are used as student accommodation. To the south of the villa there are two surface car parks for use by staff and student residents. The gardens comprise dense trees and shrubs around a central lawn which predominantly occupies the western and southern part of the site. The trees within the curtilage of Langdale Hall are all subject to the (Langdale Hall, Victoria Park) Tree Preservation Order 1972. A hardsurfaced tennis court and a sub-station are located within the west of the grounds. Pedestrian and vehicular access to Langdale Hall is gained via Upper Park Road.

The application site comprises of the western part of the grounds, south of Redclyffe Avenue and is currently occupied by the gardens, tennis court and mature landscaping that runs around the perimeter of the site. The application site is shown below in red.



The applicant is proposing to erect a terrace of six 3 storey townhouses, along with associated landscaping and cycle storage, to provide additional student accommodation. Each unit will consist of a lounge, kitchen/diningroom and WC on the ground floor with three bedrooms and associated bathrooms on the first and second floors, providing a total of 36 bedrooms. The terrace will be sited in the northern half of the site and involve the loss of the tennis courts and 5 individual trees. Part of 1 group of trees and all of another group of trees. The proposed layout is shown below:



In November 2005 planning permission was granted (ref. 073960/FO/2004/N2) for the conversion of Langdale Hall into 15 flats and for the erection of a three storey building to form 31 flats to the north of the villa.

In November 2006 planning permission was refused (ref. 080389/FO/2006/N2) for the erection of a three storey building to form 18 flats on this site. The subsequent appeal (ref. APP/B4215/A/07/2034511) was dismissed in May 2007.

The applicants submitted an identical application (117078/FO/2017) in July 2017 to the one now proposed. It was placed before the Planning and Highways Committee on 19 October 2017 with a recommendation of approve. At that meeting the Committee resolved to defer further deliberation until they had undertaken a site visit. The application was then further considered by the Planning and Highways Committee on 16<sup>th</sup> November 2017 following a site visit that morning. As Members resolved that they were minded to refuse the proposal, the application was deferred again and it was requested that a report be brought back which addressed the Committee's concerns and provided for further consideration potential reasons for refusal. The application was then placed before the Planning and Highways Committee on 14<sup>th</sup> December 2017 and was duly refused for the following reason:

*1) The proposed development, due to its siting would be harmful to the spacious character and landscaped setting of the site and as a result would have a detrimental impact upon the character of the Victoria Park Conservation Area and the setting of Langdale Hall, contrary to Policies DM1 and EN3 in the Core Strategy and saved UDP Policies DC18 and DC19.*

In March 2018 the applicants obtained planning permission (119003/FO/2018) to convert a number of basement rooms into 1 no. studio flat and 1 no. one-bedroom flat for student accommodation.

## **Consultations**

**Local Residents/Members of the Public** – 55 letters of objection have been received, the comments are outlined below:

- The original application, of which this is an identical copy, was unanimously rejected by the committee.
- The proposed development will not preserve and enhance the character of the existing conservation area but will destroy it by having a detrimental effect on the setting of a listed building and the privacy of the nearby family homes.
- The distances from the edge of the proposed development to the private houses along Redclyffe Avenue and Lower Park Road vary from 23m down to approximately 12m. Most of the private gardens would be completely overlooked by the three storey development with balconies and numerous bedroom windows along the dividing property wall, in some cases occupants would be able to see into children's bedrooms. The proposal completely ignores the rights of privacy.
- The proposal is utilising an open space rather than developing the site within the existing built-on area. The development will support a transient nature of student population whilst clearly destroying the local community and turning the area into a multiple tenure dwelling with zero cohesion and continuity.

- Families and other people living within close proximity of the proposed build will have their privacy threatened because of increased noise pollution, disruption of view, increased litter (already out of control within the area). Light problems also another issue, especially during winter months. Currently Langdale Hall students regularly enjoy the garden and the tennis court, we can hear them regularly. The planning submission claims the latter is of low value or use. This is not the case.
- The proposal does not demonstrate good urban design and environmental quality and is totally out of place with the character of the Langdale setting, it does not value or care for the character of the Victoria Park Conservation Area. One of the reasons this application was rejected last year is because the building does not engage with the landscape in a positive way, it is outrageous to think of such a building within the garden of a listed hall.
- If this build goes ahead it will cause loss of open space and mature trees causing a significant reduction in the ecological value of the site, the location of the block will have a detrimental effect on the mature trees along the boundary and the middle of the garden. The root protection area will be compromised by scaffolding, construction traffic and an attenuation tank. The planning submission does not explain how the proposed site levels will relate to the existing ground levels within the protected zone. There is no adequate replacement strategy for the loss of trees, which will have a damaging effect on the wildlife as will further destroy the privacy.
- It is overdevelopment in a low density residential area which will result in increased noise and traffic, especially during the construction phase. There is no parking provision associated with the proposed development. It seems to be the assumption that occupants will be forced to park on the residential streets, already dangerously overcrowded parking exits. No consideration has been given to the fact that the area is home to Central Mosque, Chinese Consulate and the very successful Xaverian College. The already existing pressure on, on street parking is immense e.g. Curry Mile, Mosque, Hospital staff, University staff and the Xaverian College students and visitors.
- The application does not satisfy the policy criteria required to prioritise the site for development as student accommodation and does not justify the loss of open space as an amenity to the community or the major negative impact on neighbouring and surrounding properties i.e. the listed Langdale Hall and the Conservation area. The design has no contextual or architectural lineage with the existing Hall. The three storey terraced-house proposals are higher than the surrounding private houses.
- This development together with the existing annexe and Carfax Court (Presently we are experiencing a number of youths gathering within the entrance to Carfax Court at night time, causing anti-social behaviour problems, such as noise, use of drugs, dropping litter and kicking litter about) would surround homes in Redclyffe Avenue on three sides, and would definitely unsettle an imbalance between student accommodation and residential properties.

- Protected trees will be lost either via the proximity of the final and permanent form of the proposals, changes of level and effect on the root protection area, construction access and scaffolding in the tree canopy, which the proposed construction methodology does little to alleviate or installation of drainage through root zones at significant depth. Such a small scale development in the context of the university requirement, the proposed build has no public benefit to justify the loss and damage to the setting of the listed Langdale Hall.
- Residential development within the Victoria Park Conservation Area should be on previously developed land, or refurbishment of existing buildings, or should contribute to the renewal of adjacent areas that contain vacant or derelict buildings first, before involving back land development in the mature grounds of a listed building. There are a number of empty buildings in the Conservation Area, including some that were student halls of residence. This proposal is contrary to this element of Policy H1.
- This proposal does not preserve the historic environment, it replaces removes forever a sizeable piece of it and risks damaging and even destroying other parts of the historic environment due to the need to transport materials to the site, to dig foundations and to set up scaffolding to support three storeys. No consideration has been given to the character and setting of the Grade II listed Langdale Hall. The view of the mature grounds from the perspective of the houses to the north of the site on Redclyffe Avenue, a view that has been enjoyed for 90 years, would completely be destroyed and replaced with a view of the North elevation within a few metres from the back gardens of Redclyffe Avenue. This proposal is contrary to Policy EN3 and saved UDP Policies DC18 -Conservation Areas and DC19: Listed Buildings.
- This application needs to be refused as it is contrary to the special protection which is afforded nationally to conservation areas and to the setting of listed buildings. The proposal will not enhance nor will it protect the natural environment, as such it is contrary to Policy SP1.
- Residents of Victoria Park are proud of its heritage and in line with conservation policy are keen to retain its open spaces, to preserve and enhance the character and appearance of such. Manchester City Council supports conservation areas of which Victoria Park is a leading example. The protection imposed within a Conservation Area requires that development should enhance and preserve the appearance of the area. This planning application proposes to do the opposite, the out of character building, along with destroying the green space, trees and wildlife, and the disruption to local homes in terms of light and noise pollution, loss of privacy and the relentless problematic issue of on-street parking.
- Victoria Park already has an oversupply of multiple housing occupancy compared with permanent residential houses.
- The proposed development will set up not to preserve and enhance the character of the existing area but to destroy it by having a detrimental effect on setting of a listed building and the privacy of the nearby family homes. It will draw families away from the area, breaking a fine balance between different social groups
- The proposal does not demonstrate excellence in urban design and environmental quality, nor does it value or care for the character of the Victoria Park Conservation Area. Historic buildings in the area have positive relations with their settings and mature gardens.

- The proposed student houses do not engage with the landscape in a positive way. A row of bulky terraced houses is suited for a hard edge terrace or a street frontage but is totally out of character in a garden of a listed hall or a broader Victoria Park area where no terraced blocks are present.
- Development is not required to support the existing listed building. There is no evidence in the application that additional revenue which can potentially be created by the development is required to maintain the existing Grade II Langdale Hall. The hall is self-sufficient in its current form and capacity. Furthermore the owners have recently received a permission to convert the existing basement into additional student flats which will increase the current revenue within the existing historic building fabric.
- The applicant acknowledges that the proposal will cause harm to the setting of the listed building and the character of the conservation area. The proposal will provide no public benefits. Contrary to the applicant's statement, the proposal will cause harm to the environment and damage the local community by forcing surrounding family homes to be turned into a HMOs.
- There is no parking provision associated with the development. The assumption therefore is that students will park on residential streets. Increase in traffic and parking combined with a loss of open space will be harmful for the future of this already busy neighbourhood which includes a successful college, a central mosque and a fine balance of family homes and apartments for young professionals.
- The applicant claims that the area of soft landscaping will be increased as the result of the development. This is very misleading as the proposal should be assessed from 3-dimensional point of view. It is the loss of open space that will have the most harmful effect on the spatial quality of the garden, the level of natural lighting and the amount of sun in the garden, as well as the setting of the existing hall. A new building in this location will also block a route for birds and bats that are using the grounds of the hall for nestling, travelling and feeding. The harm to the local ecology and fauna will be significant and inevitable.
- The construction and the location of the block will have a detrimental effect on the mature trees along the northern boundary and in the middle of the garden. Some trees will be removed to give a space for the building. Others are intended to be kept but will be either damaged or removed during the construction or die as the result of the damage after the completion. The root protection area will be compromised by trenching, scaffolding, construction traffic and an attenuation tank.
- The proposal is not based on a detailed topographical survey. The site plan does not show existing and proposed site levels. CGI images are showing all existing trees intact and are therefore misleading. The distances between the protected trees and the footprint of the proposed block are much tighter and unworkable.
- The drainage proposal shows attenuation tank in the root system of T36. Drainage is shown across the root of T28, T29, T30, T31 and T34. These trees, if surviving the damage and cut-back required for scaffolding will die as a result of drainage system.

- The Langdale Hall will have a reduced offer for the students through the loss of the tennis court. Contrary to the applicant's claims students regularly enjoy the garden and the tennis court. Residents have seen students playing on a numerous occasions and we have video evidence which could be presented if required. The garden and the court form a social focus for the existing hall where no other social provision is available. The nearest tennis courts are more than a mile away and are already heavily used by the local community. More potential users will add more pressure on the limited community facilities. Omitting the courts at Langdale Hall therefore provides no public benefit but harm.
- The proposal does not provide a student offer that will encourage social interaction within the hall and with a wider community. Universities around the county are paying particular attention to social provision (hubs, pastoral care, etc.) where students can build relations with others and seek support if needed.
- As stated in the Core Strategy document: "90% of residential development will be on previously developed land. The re-use of vacant housing, including the renewal of areas characterised by poor quality housing, will be prioritised. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works." There are a number of vacant or derelict sites in the area that would benefit from redevelopment including prominent sites on Oxford Place.
- Since the last year's application there has been a significant increase in antisocial behaviour around their other property, Carfax Court. It is located in close proximity to the proposed development. Neighbours myself included have reported incidents of antisocial behaviour to the management but received no replies. New student homes will further increase risk of noise and other nuisance.
- The application claims that the existing building stock along Redclyffe Avenue is of poor quality and the new building will screen it from the hall. The properties are of consistent 1930s character and all retain original features and the overall scale.
- The evergreens proposed to screen the development from the north will not mitigate the damage and uninterrupted views from the balconies and student bedrooms on the upper floors.
- The Conservation Area is at present under threat to its status and historic character. Current and recent developments include the build of a new hospital on Oxford Place, the overdevelopment of St Vincent De Paul School in 2002, Xaverian College has continuous extensions ongoing, High Elms on Upper Park Road has submitted a planning development which is promoting overdevelopment of the site.
- Langdale Hall already has an extension within its grounds and to develop a new build to the west of the Hall constitutes over development of the site.
- Policy H5 in the Core Strategy states that priority will be given to family housing and other high value, high quality development where this can be sustained in Central Manchester. This policy gives no indication of a need for more student housing in the Victoria Park Conservation Area. The proposal is contrary to Policy H5.
- This proposal is contrary to Policy EN9 as it reduces the amount of existing green infrastructure.

- The proposal is contrary to Policy EN8 as it takes away diverse green space, will destroy natural habitats, and will increase rainwater run-off.
- The proposal will increase local density beyond a sustainable level and will get over the recommended 10% of student accommodation mixed-use and residential areas.
- It is an unsuitable location for student housing, being located far from the main University campuses. Why the need to locate student accommodation here in a quiet residential area, as opposed to the large amount already provided in the city centre.
- It is overdevelopment in a low density residential area this will result in increased noise and traffic especially during the construction phase.
- The applicant claims that the proposed houses are not Houses in Multiple Occupation. They are and should be banned from the area, there are too many of them in the area already.

**Ward Members** – A joint letter of objection has been received from Councillors Akbar and Ali, their concerns are outlined below:

- The identical application (ref 117078/FO/2017) submitted last year was rejected unanimously by the Planning Committee. Our views on the proposal have not changed. Moreover, it is hugely frustrating and alarming that the same scheme has been submitted and accepted and the same process has been launched again.
- In observing the development of this application, we have witnessed a public perception that the developer is exerting their financial muscle in cynically pushing the same application. This is undermining our criteria and standards expected in the conservation area and the respect afforded by everyone including the future developer.
- This development is totally against the Victoria Park Conservation appraisal, ethics and policy in general. This development will destroy the character of the Listed building Langdale Hall in its surrounding landscape and streetscapes. The apartments do not add any aesthetic value to the area and will be detrimental to the settled communities.
- Pressure for this type of development was dismissed by the Appeal inspectors in the past on the grounds that it will have an adverse impact on the “*setting of the Listed Building (Langdale Hall) and the character of the conservation area*”
- Furthermore, a recent application by a resident of 17 Lower Park Road (Ref 104276/FH/2013/S1) immediately adjacent to the site the applicant was requested to reduce dormer windows over the staircase which was overlooking into the existing Langdale Hall tennis court and applied the principle of extending the property vertically without increasing the footprint. Also a recent planning application was rejected for rear firestair for Antwerp House on the ground that it will cause detrimental damage to this non-listed heritage asset.
- The proposed development in its style and design is out of sync and not in keeping with the area’s conservation values and the historic character of Victoria Park, and on these grounds the application should be rejected.



- The application will destroy the green space of this historic house and have a detrimental effect to the Langdale Hall.
- The application will brutalise the appearance of the garden and be totally out of character with conservation requirements.
- A lot of mature trees will be lost which is fundamental of the conservation area.
- The proposal will cause a loss of privacy of residents living directly adjacent to the site.
- The proposal could drive long-term settled families out of the area i.e. against our own Manchester policy of “*sustaining Communities*”;
- It will destroy the current amenities of Langdale Hall, i.e. the tennis court and significantly diminish ecological value of the site: plants, nestling birds, bats paths, hives etc.
- The proposal will create noise and light pollution from the bedrooms and external refuse area and circulation.
- It will increase parking and traffic in the area, this is already a serious issue for the residents, and this development will add further pressures.
- The proposal will set a precedent of developing green open sites rather than utilising brownfield sites and refurbishing existing derelict buildings presents in the area. It will send the wrong signal to other developers to carry out any type development and undermine Conservation values.
- It is contrary to Council’s policies on HMO’s.
- Create student dwellings that would discourage social cohesion while allowing isolation and potentially leading to mental health issues amongst the students.
- Not give any public benefit that can outweigh the damage it will cause.

**Schuster Road and Park Range Residents’ Association** – The residents’ association object to the proposal for the following reasons:

- It destroys the green space of an historic house. If allowed it would strengthen a precedent already set for allowing development in the gardens of the other 20 or so historic sites in the Conservation Area and make development there more likely (\* ... design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality). This development would effectively undermine the whole concept of the Conservation Area leaving it open to domination by unsympathetic mass-housing structures beside each historical gem.
- (\* ... Proposals should preserve or enhance the character of the conservation area). The design of this development is particularly brutalist - its appearance does nothing whatsoever to enhance the existing historic building or to accommodate itself into the Victoria Park Conservation area. It is disappointing that an application proposing such inappropriate and unsympathetic design should have been submitted. The application should be rejected on these grounds alone.

- There is already an over-supply of multiple occupancy student and other accommodation in the area compared to permanent resident housing. This has a big influence on the area as a sustainable community and is therefore against council policy. Where such housing is required brownfield sites are readily available.
- Mature Broadleaf trees and many shrubs are a feature of the whole area. 17 trees are to be felled; does the council tree expert agree with the classifications given in the Arboricultural Report? Replacement trees and shrubs will take years and years to reach the maturity of those removed (with the consequential immediate impact on local ecology and the landscape of the area). Even a moderate to low quality mature tree contributes to ecological and landscape diversity. The developer's own Ecological Assessment Report states "Mature trees and shrubs are of local value ... to support nesting birds".
- The application does not guarantee that construction damage (which is larger than the footprint of the buildings) will not impinge on the tree root systems around the buildings. Indeed the Utility report shows a drainage pipe routed virtually under a tree earmarked for retention. Where are the gas, water, sewerage and telephone conduits to be routed? Local Residents question the over-whelming of local drains and consequent flooding. We have seen mature trees retained in developments – for example on the former St Vincent de Paul School site and at 7a Park Range – which have subsequently died or are dying as a result of compromising their root systems.
- Traffic and parking issues are a significant challenge in the Conservation Area, with regular damage to the grass verges which are an important element of the Conservation Area's character. Additional Residents on this site and their visitors will have a further detrimental effect in an area that already has difficulties with traffic due to the location of the Chinese Consulate, Victoria Park Mosque, houses in multiple occupation and flat developments and visitors to Wilmslow Road's 'curry mile' all of which are close by.
- The Conservation Area is already under considerable stress with significant threat to its ambience and historic character. Recent and current developments include the new hospital development on Oxford Place, the vacant site next to the mosque on Upper Park Road, continued extensions to the Xavarian College estate and, of course, the overdevelopment of the former St Vincent de Paul School site in the early 2000s. A historic planning permission for development of the garden of an historic house is currently being implemented on Coyningham Road. This should not herald a free for all in intensifying development in the Conservation Area - inviting new applications for properties which still retain undeveloped grounds.
- Langdale Hall already has an extensive development in a part of its grounds behind the original house. To develop the garden to the west of the house as proposed here constitutes over development of the site. Permission for this development would send a signal to other landowners that intensive development of this sort within the Conservation Area is acceptable, despite the issues raised above.

- The Applicant's own Heritage Impact Assessment has made reference to the government's National Planning Policy Framework (NPPF), particularly the section that states "*Development proposals which do not give due weight to conservation of heritage assets are deemed unsustainable and should be rejected*". The applicants concede in parts of their Heritage document that at various view-points (from within and outside the site) there will be an adverse impact, but they describe this impact as medium adverse. The applicants go on to ignore all the points in their own Heritage Impact Statement and to propose the destruction of the setting of a Grade II listed Building and destruction of the coherence of the form of Victoria Park as a set of historic houses. It also proposes the destruction of the green space in the middle of a garden planted as far back as 1861.
- The applicants acknowledge that previous appeals for development on this site have been lost, one of the reasons being "*The loss of perceived openness [.. at the corner of the plot] ... would not enhance the character of the Conservation Area*". This development proposal is worse still in that it proposes destruction of 'openness' right in the middle of the plot.

**Rusholme & Fallowfield Civic Society** – The residents' association object to the proposal for the following reasons:

- Precedents have already been set for refusing planning permission for similar developments in the Victoria Park Conservation Area – a) 107816/FO/2015/S1 - Garages to the rear of Regent House, Denison Road. Erection of four two storey dwellings – refused and appeal dismissed, b) 080389/FO/2006/N2 - Tennis Courts Rear of Langdale Hall. Erection of 3 storey detached building to form 18 apartments - refused and appeal dismissed.
- The design and density of this proposal does not contribute to the character of the Victoria Park Conservation Area. The development has not been designed to give privacy to both its residents and neighbours. This proposal is contrary to this element of policy H1.
- The proposed development will not enhance or create character at all due to its proposed position in the Victoria Park Conservation Area, partly on tennis courts and partly on mature gardens, and as a backland development, in an area where the original and mainly prevailing character is of large properties in large mature grounds. Such a large block so close to neighbouring residential properties will be visually intrusive, oppressive, and will cause light and noise disturbance to nearby neighbours and therefore will not make a positive contribution to the health and wellbeing of nearby residents. We consider that such a large development and the associated raw materials transportation to site and building works themselves will damage and destroy the natural environment beyond repair. This proposal is contrary to policy SP1.

- Residential development in the Victoria Park Conservation Area should be on previously developed land, should re-use any vacant housing, should involve the rebuilding or refurbishment of existing buildings, or should contribute to the renewal of adjacent areas that contain vacant or derelict buildings first, before involving backland development in the mature grounds of a listed building. There are a number of empty buildings in the Conservation Area, including some that were previously student halls. This proposal is contrary to this element of policy H1.
- Policy H5 states that *priority will be given to family housing and other high value, high quality development where this can be sustained in Central Manchester*. This policy gives no indication of a need for more student housing in the Victoria Park Conservation Area. This proposal is contrary to Policy H5.
- There is no guarantee that residents of, and their visitors to, the proposed 36 double-bedroomed development will not lead to an increase in on-street parking in the area, when combined with the residents of, and visitors to, the existing accommodation on the Langdale Hall site.
- This proposal will have a completely unacceptable effect on the residential amenity of residents in Redclyffe Avenue, a residential development dating from 1928, in terms of light pollution, noise pollution, and the complete removal of their privacy once the block is occupied by 36 residents and their visitors.
- There are opportunities within the Victoria Park Conservation Area for the applicant to contribute to the re-use of Listed Buildings and other buildings with a particular heritage value. However, the applicant has chosen to do the complete opposite, to build on mature gardens, to the detriment of a listed building and its setting
- This planning application reduces the amount of existing green infrastructure. This proposal is contrary to Policy EN9.
- This proposal is contrary to policy DM1.
- This planning application takes away diverse green space, will destroy natural habitats, and will increase rainwater run-off. This proposal is contrary to Policy EN8.
- This proposal constitutes backland development and as such is contrary to saved UDP Policy DC6, *Housing on Backland Sites*.
- The residents' association are not convinced that the applicant can deliver on their proposal to construct this development without major damage and detriment to the site, the trees, the landscaping, and the ecology, due to its 'backland' position, and therefore the severely limited access, storage and working space available to construct such a development. The applicant states that the proposed site is level. It is not and so some adjustment would need to be made to make the site level. Such adjustment is highly likely to cause damage to the roots of nearby trees.

- This proposal is not part of the universities' redevelopment plan and is not being progressed in partnership. The communication received from just one of the universities, the University of Manchester, does not confirm that this proposal is part of this university's redevelopment plan, or that it is being progressed in partnership with this university. The absence of similar communication from Manchester Metropolitan University and the Royal Northern College of Music might be because they have refused to confirm support for this proposal. This proposal is not a priority according to this element of policy H12 (Purpose Built Student Accommodation). The applicant has not demonstrated the need for additional student accommodation. The most recent formal research into student accommodation in Manchester was undertaken in 2009 by Tribal Group plc and so cannot be considered to have current relevance. The applicant has not demonstrated that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.
- Residents neighbouring the site have reported that there are bats in the area, despite the findings in the applicant's Ecological Survey and Assessment. Bats fly around the courtyard just south of Denison Road near its junction with Upper Park Road. It is highly likely that there are flight paths in and around the trees that are identified for felling or are at risk from the development works.
- This proposal does not preserve the historic environment, it replaces, and therefore removes for ever, a sizeable piece of it and risks damaging and even destroying other parts of the historic environment due to the need to transport materials to site, to dig foundations, and to set up scaffolding to three storeys. The proposal does not enhance the character and setting of the Grade II listed Langdale Hall. Instead it detracts from the character and setting by replacing a section of mature grounds with a new building. The view of the mature grounds from the perspective of the houses to the north of the site on Redclyffe Avenue, a view that has been enjoyed for nearly 90 years, would be completely destroyed. It would be replaced with a view of the North elevation, just a few yards beyond the back gardens of Redclyffe Avenue: This proposal is contrary to Policy EN3 and saved UDP Policies DC18, *Conservation Areas* and DC19, *Listed Buildings*.
- The fact that the dwellings at the rear of the site are two-storey and the proposed development is three-storey means that the proposed development will massively overlook the existing residential properties. This will result in no privacy for the residents of these dwellings. The occupants of the proposed development will be able to look down into the second storey/bedroom level, the first storey/living level, and look down onto the area of the garden closest to the existing residential properties. This is the area of the garden most likely to be used and enjoyed by the residents of the existing residential properties.
- The supporting planning statement mentions extra screening with appropriate evergreen species "to further mitigate any perception of overlooking or intrusion of privacy. The proposed development is not therefore considered to give rise to unacceptable privacy issues." It is simply not possible to guarantee that extra evergreen planting is guaranteed to provide the extra screening claimed in the application.

- It will be impossible to guarantee the preservation of the existing trees, given such a tight development space, during the construction phase.

**Environmental Health** – Suggests the imposition of a number of condition regarding noise insulation, air quality, contaminated land and refuse storage.

**Highway Services** – Highways Services have made the following comments:

- The site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities. It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.
- Demand for on-street parking on the adjacent road network can be high at certain times of the day with a large mosque and sixth form college in close proximity to the development. However the existing on-site car parking at Langdale Hall is currently under-utilised with spare capacity estimated at 12 spaces and this should satisfy additional on-site demand for residential parking which is provided via an existing parking permit allocation system.
- On-site secure storage is being provided for 36 cycles and this is acceptable in highway terms.
- The proposed landscape plan suggests that pedestrian access will be provided from Lower Park Road and Upper Park Road. Whilst this is acceptable in principle the applicant should determine whether such access at Lower Park Road is an option with the landowner (Electricity North West).
- Vehicle access is as existing (from Upper Park Road) and this is acceptable from a highway perspective.
- It is proposed that refuse collection and general servicing will take place from Upper Park Road with the on-site caretaker taking refuse bins from the bin store on the relevant collection day which reflects the current arrangements for the existing buildings on site. A bin store is proposed adjacent to the existing car park to allow collection in accordance with MCC Guidance *GD 04 Waste Storage and Collection Guidance for New Developments v3* and this is acceptable in highway terms.
- It is proposed that construction traffic would utilise the access point at Lower Park Road and whilst this is acceptable to highways in principle the applicant should determine whether such vehicle access is an option with the landowner (Electricity North West).
- A Framework Travel Plan has been detailed within the application that is acceptable and it is recommended that the development, submission, implementation and monitoring of a full Travel Plan within 6 months of occupation be attached as a condition of any planning consent.
- Should approval be granted it is recommended that a detailed construction management plan outlining working practices during development is submitted to and approved in writing by the local planning authority.

**Neighbourhood Officer (Arboriculture)** – The applicant has proposed to remove the following trees:

- T14 - Elm - Dead tree.

- T19 - Weeping Willow - This tree has been suppressed by neighbouring group of trees and as a result one stem has died leaving a tall tree with poor form.
- T25 - Wild Cherry - This tree is leaning heavily.
- T26 - Goat Willow - This tree has a heavy lean and may be using chain link fence as support.
- T35 - Crab Apple - This tree has a prominent position in the lawn and offers some visual amenity to the residents on the site.
- G1 - English Elm - This is a group of dead Elm trees.
- G2 – Mixed group, northern section only

Tree T31 (Sycamore) will need special care as the landscaping for the rear garden is within the root protection zone. The applicant must adhere to BS: 5837 when carrying out any construction works within this site.

After inspecting the trees on this site there is no objection to proposed removal subject to a detailed mitigation planting scheme.

**MCC Flood Risk Management** – Suggests the imposition of a surface water drainage condition.

**Historic England (North West)** – On the basis of the information available to date Historic England have stated that they do not wish to offer any comments and suggest that the views of the Council's specialist conservation and archaeological advisers are sought.

**Manchester Conservation Areas and Historic Buildings Panel** – The Panel made the following comments:

- The Panel expressed concern that the development could erode the quality of the Victoria Park Conservation Area if it is not well considered, and commented that the justification seemed unclear.
- The Panel commented on the previous refusal and acknowledged that this was a better architectural solution with single houses.
- The Panel suggested that high quality refurbishment solutions could be explored for the 1970's block.
- The Panel would like to see more accessibility in the accommodation.
- The Panel stated that the loss of tennis courts and gardens would have an impact.
- The Panel observed that the character of Victoria Park had changed and was now characterised by extended buildings and buildings within the grounds.
- The Panel commented that the development was modest and of a small scale and well sited. They felt it appeared to be a high quality piece of architecture that is respectful of the listed building.
- The Panel raised concerns over the impact of additional car parking on the appearance of the conservation which needs to be carefully considered.
- The Panel would like to see a high quality and robust landscaping scheme.
- The Panel queried the affordability of these houses.

**Greater Manchester Archaeological Advisory Service (GMAAS)** – In accordance with best practice set out in the National Planning Policy Framework, the application is supported by an archaeological desk based assessment (by ArchHeritage May 2017). This is a comprehensive study which examines the archaeological interest and potential for the site. The conclusion is that there is low potential. GMAAS concur and advise that no further archaeological mitigation is required for this development

**Greater Manchester Ecology Unit (GMEU)** – GMEU have made the following comments:

- The submitted ecology survey has been undertaken by an experienced ecological consultancy whose work is known to the Ecology Unit. Overall the survey found the site to have limited ecological value, supporting common and widespread species and habitats.
- As invasive species have been found on the site, a condition requiring the submission of an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Rhododendron and Montbretia on site.
- As the site supports habitats that may be used by nesting birds a condition limiting the removal of vegetation is suggested.
- The ecology survey makes recommendations on the lighting design of the development for foraging bats, as a result a suitably worded condition is suggested.
- The survey makes recommendations for measures for biodiversity enhancement in line with the requirements of the National Planning Policy Framework for bats, birds, hedgehog and landscape planting. It is recommended that a condition be attached to any permission for full details of these to be submitted to the Council or alternatively the landscaping plan be amended to incorporate these measures.

**United Utilities Water PLC** – Request the imposition of surface water drainage conditions.

## **Policies**

**The National Planning Policy Framework July 2018 (NPPF)** – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or



- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
  - iii. In addition to the above, Section 8 (*Promoting healthy and safe communities*) and Section 16 (*Conserving and enhancing the historic environment*) is of relevance:

Paragraph 97 in Section 8 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 192 in Section 16 states that in determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194. States that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 200 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 201 states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Paragraph 202 states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

**Core Strategy Development Plan Document** – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy H 5, *Central Manchester* – Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy H12, *Purpose Built Student Accommodation* - The provision of new purpose built student accommodation will be supported where the development satisfies the criteria below. Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.
2. The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5.
3. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.
4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.
5. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.
6. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.
7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.
8. Consideration should be given to provision and management of waste disposal facilities that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.

9. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.
10. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.

Policy EN 3, *Heritage* – Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy EN 4, *Reducing CO2 Emissions by Enabling Low and Zero Carbon Development* – This policy states that all developments must follow the principle of the Energy Hierarchy; to reduce the need for energy through energy efficient design and features; and, meet residual energy requirements through the use of low or zero carbon energy generating technologies.

Policy EN 6, *Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies* – This policy requires applications for residential development of 10 or more units and all other development over 1,000m<sup>2</sup> to meet a minimum target.

Policy EN 8, *Adaption to Climate Change* – This policy requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

Policy EN 10, *Safeguarding Open Space, Sport and Recreation Facilities* – The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;

or

- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and it could not fulfil other unsatisfied open space, sport or recreation needs, and a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;

or

- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

Policy EN 15, *Biodiversity and Geological Conservation* – The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City and developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site,

Policy EN 16, *Air Quality* – The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

Policy EN 19, *Waste* – States that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

Policy T2, *Accessible areas of opportunity and need* – Seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

Policy DM1, *Development Management* – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:

Year 2010 – Code Level 3;  
 Year 2013 - Code Level 4;  
 Year 2016 - Code Level 6; and

(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

**Saved UDP Policies** – Policies DC18 and DC19 are considered of relevance in this instance:

Policy DC18, *Conservation Areas* – Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
  - a. the relationship of new structures to neighbouring buildings and spaces;
  - b. the effect of major changes to the appearance of existing buildings;
  - c. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
  - d. the effect of signs and advertisements;
  - e. any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Policy DC19, *Listed Buildings* – Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

**The Manchester Green and Blue Infrastructure Strategy (G&BIS)** – The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

**Manchester Residential Quality Guidance 2016** – Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016).

The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.



### **Guide to Development in Manchester Supplementary Planning Guidance –**

Recognises the importance of an area's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

**Legislative Requirements –** Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of the power to determine planning applications for any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

### **Issues**

**Principle of the Proposal –** Langdale House has been in use as student accommodation since 1911 and has been extended a number of times (1915, 1929 and the 1960s) in an effort to accommodate more students. While the provision of additional accommodation is considered to be acceptable in principle, given the current use and history of the site, it must still be assessed against the ten criteria listed under Policy H12, *Purpose Built Student Accommodation*. This is outlined below:

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area – The site is within close proximity of Wilmslow Road and Anson Road, both of which are high frequency bus routes which pass the universities and provide access to other public transport modes.
2. Proposals will be expected to take place in the context of the energy proposals plans – The applicant has submitted an energy statement which outlines that the proposal has achieved a BREEAM pre-assessment rating of “very good”. This is discussed in more detail below.
3. High density developments should be sited in locations where this is compatible with existing developments and initiatives, proposals should not lead to an increase in on-street parking in the surrounding area – Sufficient parking spaces exist and current practices indicate that this will be adequate. When combined with the proposed cycle storage facilities it is not considered that the proposal will lead to an increase in on-street parking. It is not considered that the proposal is high density.

4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes, proposals should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents – Given the scale of the proposal, i.e. 36 student beds, it is not considered that it will place increased pressure on services within the Rusholme area. In addition, it is hoped that the provision of purpose built accommodation will go some way to assist in the transition of existing HMOs into family homes.
5. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area – There is an existing management plan in place at Langdale Hall, including an on-site caretaker, in order to provide a secure environment and to reduce anti-social behaviour. The proposed accommodation would also be subject to this management regime and it is considered that this, combined with Secured by Design accreditation, will ensure that the development complies with this element of Policy H12.
6. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses – For reasons outlined below it is not considered that the proposal will have an unduly detrimental impact upon the levels of residential and visual amenity enjoyed within the vicinity of the site.
7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value – While not directly involving the development of Langdale Hall itself the proposal will assist in its long term viability.
8. Consideration should be given to provision and management of waste disposal facilities that will ensure that waste is disposed of in accordance with the waste hierarchy – Adequate waste and recycling facilities will be provided.

Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces – Both University of Manchester and Manchester Metropolitan University have invested heavily in new teaching, research and student facilities and the resultant success and popularity of these higher education facilities means that Manchester now has one of the largest student populations in Europe. The higher education facilities have a cumulative population of 73,090 students which account for over 3% of the UK's student population (2.3 million). These higher education facilities are all located within an area known as 'Corridor Manchester'. The Corridor Manchester Strategic Vision 2025 forecasts that student numbers will continue to grow to 79,000 by 2025. Both universities have a higher than national average of UK students from lower socio-economic backgrounds starting at university. The University of Manchester has one of the highest number of students from lower socio-economic backgrounds of the English Russell Group Universities, with 21.5% of new entrants being within this category in 2014/15. Likewise, the number of new entrants to Manchester Metropolitan University from low socio-economic

backgrounds was 41% in 2015, an increase of 23% over a five year period. In addition, the city has a higher than average proportion of postgraduates, e.g. the University of Manchester has a very large postgraduate population that comprises 30% (12,065) of its student population; the fourth largest in the UK. This is the specific target market for the proposed student accommodation.

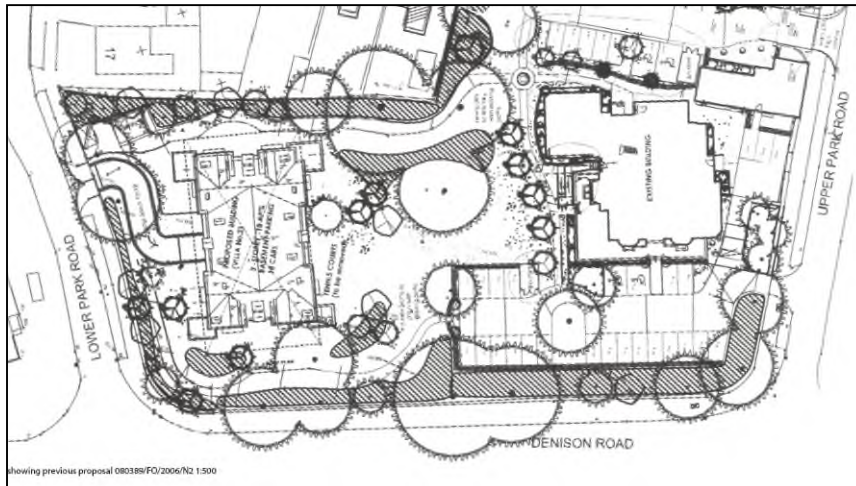
In addition to the above, the application has been accompanied by a letter of support from the University of Manchester. It acknowledges that the site is situated in a convenient location close to the University of Manchester campus and that it would benefit from the excellent range of transport links and local amenities. It recognises that due to the type of accommodation proposed, i.e. not ensuite, it will attract students looking for a lower rental levels, a type of accommodation that is in high demand.

Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable – The proposal has been subject to viability tests and the applicant is hoping to deliver the proposal in time for the 2019/20 academic year.

Notwithstanding the above, the proposal will also need to be assessed against the backdrop of its location within the Victoria Park Conservation Area and its proximity to Langdale House, a Grade II listed building. Furthermore, consideration must also be given to the proposal's impact upon the current levels of residential and visual amenity enjoyed within the vicinity of the site, the level of pedestrian and highway safety experienced on the surrounding highway network and the impact upon any flora and fauna present on the site.

**Appeal Decisions** – Local residents and civic groups have made reference to the appeal decision (APP/B4215/A/07/2034511) in respect of planning application 080389/FO/2006/N2, namely the erection of 3 storey detached building to form 18 apartments on this site and the lawned area to the south of it. The appeal was dismissed due to the perceived loss of openness at the corner of Denison Road and Lower Park Road, the introduction of a large built form in the grounds of Langdale Hall and the impact upon the setting of the listed building. The Planning Inspector stated that the proposal *“would be sited closer to Denison Road, forward of Langdale Hall”* and *“The loss of the perceived openness at the corner would not preserve or enhance the distinct character of the conservation area.”* and that as a result the appeal warranted dismissal.

While the current proposal is closer to Langdale Hall it should be noted that the elevation facing the listed building is considerably narrower. In addition, the proposed building has been sited further back into the site so as to preserve the feeling of openness referred to by the Planning Inspector and also not to be forward of the building line established by Langdale Hall itself. The layout of the dismissed scheme is shown below for comparison:



Reference has also been made to appeal APP/B4215/W/16/3145178, which concerns the erection of four 2 storey dwellings on the existing garages to the rear of Regent House, Denison Road (planning application 107816/FO/2015/S1). That proposal was considered to be of a poor quality that was out of character with the pattern of development in the conservation area, as well as being backland development and one that would significantly harm the amenity of adjoining residents.

The current proposal is not considered to be of a poor design, nor one that will have an impact upon current levels of residential amenity. Furthermore, the current proposal is not considered to substantially harm the character of the conservation area. These issues are explored in more detail elsewhere within this report.

### **Impact on Heritage Assets (Victoria Park Conservation Area and Langdale Hall)**

– Policy EN3 of the Core Strategy, along with section 16 of the NPPF, states that consideration must be given to the impact of new developments on heritage assets. In this instance, the application site is located within the Victoria Park Conservation Area along with being adjacent to a Listed Building namely Langdale Hall which is Grade II listed.

The Victoria Park Conservation Area lies three kilometres to the south of the City Centre and was designated in 1972. Victoria Park was conceived in the first half of the 19<sup>th</sup> Century and has been subject to modern additions since it was designated a conservation area in 1972. The houses in Victoria Park are large and are set in spacious grounds. Several of the roads are laid out in gently undulating curves, whilst others are straight and relatively short. They are nearly all wide, and some of them have grass verges. Not all the large old houses in Victoria Park have survived, a relatively small proportion of houses from the 1830s and 1840s still exist, and where they were demolished there now stand either groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats. Despite these changes in many cases the large spaces between buildings have been maintained and a significant number of trees retained. Architecturally, the conservation area is home to a variety of building styles ranging from Victoria villas to 20<sup>th</sup> century dwellings, educational buildings and offices that are typically between 2 to 4 storeys in height.

The requirement to preserve or enhance the Conservation Area, and the setting of the Listed Buildings, in this case Langdale Hall is a key requirement within policy EN3 of the Core Strategy, saved policies DC18 and DC19 of the UDP along with the objectives of the NPPF. As such, any new development must seek to retain the character of the area through careful detailing and, where appropriate, the use of compatible materials.

In terms of informing the character and form of new development in the area, it is considered that careful consideration should be given to the existing character of the area including the size, mass and appearance (including materials) of the older buildings. It is, however, considered that new buildings should be original and should not seek to replicate the older buildings in the area.

The applicant has provided a heritage statement and a detailed design and access statement as part of their application which specifically examines the impact and contribution the proposal will have on the Victoria Park Conservation Area along with important views within the area and the setting of Langdale Hall.

The proposed building is 3 storeys in height and utilises a flat roof to minimise views of it from the public realm. The design is considered to be of a high quality with the palette of materials and window sizes and orientation being informed by the listed building and the predominant character evident in the Victoria Park Conservation Area. Furthermore, the use of a flat roof is not uncommon in this area, as seen on the existing extension to the rear of Langdale Hall and other residential accommodation on Upper Park Road. It is considered that the proposed accommodation would still be flanked by large gardens to the front and side, thereby ensuring the feeling of spaciousness between the development and the primary frontages of Denison Road and Lower Park Road and Langdale Hall.

The applicant has undertaken a visual impact assessment, utilising historic England guidance, to ascertain the heritage significance of identified views into the site and the potential visual impact of the proposed development on the character of the Victoria Park Conservation Area. The following viewpoints have been assessed and the findings are detailed below:

- Viewpoint 1 – This view is taken from the junction of Lower Park Road with Denison Road, looking northwards towards the site.
- Viewpoint 2 – This view is taken from the junction of Lower Park Road with Denison Road, looking north-eastwards towards the site.
- Viewpoint 3 – This view is taken from the junction of Lower Park Road with Crescent Range, looking south-eastwards towards the site.
- Viewpoint 4 – This view is taken from the junction of Upper Park Road with Denison Road, looking north-westwards towards the site.

The findings of the assessment are outlined below:

- Viewpoints 1 and 2 – The proposed development will be on the whole not visible from this viewpoint as the affected area will remain obscured by mature trees. Given this and the fact that it is proposed to remove chainlink fencing and implement additional planting the assessment found that the proposal will have a *low beneficial* impact upon the heritage value of these views.
- Viewpoints 3 and 4 – Again the proposed development will not be highly visible from this viewpoint as the affected area will remain obscured by mature trees. As a result the assessment concluded that the proposal will have an *imperceptible* impact upon the heritage value of these views.

The submitted assessment has confirmed that from these four viewpoints the proposed development would be effectively invisible from the public realm due to the mature landscaping that exists around the perimeter of the site. Given this and the fact that the feeling of spaciousness experienced at the junction of Lower Park Road and Denison Road will be preserved, it is considered that siting the building in the location proposed would have less than substantial harm to the character and setting of the Conservation Area as outlined within paragraph 195 of the NPPF.

The submitted heritage statement has determined that Langdale Hall is of high significance when assessed against Historic England's four preferred measures of evidential, historical, aesthetic and communal value. As a result, and in addition to the visual assessment undertaken to evaluate the impact of the proposal upon the Victoria Park Conservation Area, the applicant assessed the likely impact upon views of Langdale Hall from within the site. The following viewpoints were assessed:

- Viewpoint 5 – This view is taken from within the site looking northeast towards Langdale Hall across the gardens.
- Viewpoint 6 – This view has been taken from within the site looking north-west across the gardens of the grade II listed Langdale Hall.

The findings of the assessment are outlined below:

- Viewpoint 5 – The assessment found that the development would have a degree of adverse impact upon the setting and curtilage of the Grade II listed Langdale Hall as it would involve the loss of a certain amount of the landscaped garden which forms the setting of the building and defines its character. It also found that it would obscure the existing view through to the dwellings on Redclyffe Avenue. It also found that the implementation of replacement and additional tree planting would also mitigate the impact of the proposals from this viewpoint. It concluded that the proposal will have a medium adverse impact upon the heritage value of this view.

- Viewpoint 6 – Again the assessment found that the proposed development would have a certain amount of adverse impact upon the curtilage of the listed building, by removing a small portion of the garden. It is considered that the proposed development would have a medium adverse impact upon the heritage value of this view.

Whilst the visual impact assessment has identified a medium adverse level of harm to the setting and to the curtilage of Langdale Hall, it is considered that on balance the proposal results in “less than substantial harm” (paragraph 195 of the NPPF) due to the overall benefits the development brings with it. The proposal will provide much needed student accommodation aimed at a specific market (affordable and post graduate) and will ensure the continued use of Langdale Hall thereby securing its long term retention. It will be of a high quality of design reflecting that of the historic building and character of the conservation area, whilst not engaging in pastiche reproduction. The proposed building will respect and defer to the Grade II listed Langdale Hall in both scale, massing and design and the feeling of spaciousness between the two will still exist. The proposal will see the removal of the dilapidated tennis court and make use of the original garden pathways, leaving these and the existing planting beds in situ. Furthermore the proposal will complement the existing mature landscaping with a variety of mature trees and shrubs thereby enhancing the views along Denison Road and Lower Park Road.

Given the above, the fact that the proposal will be sited between 25 and 32 metres away from the listed building and screened from it with additional tree planting and the overall feeling of spaciousness is retained, it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.

It should be noted that Historic England has not raised any concerns in respect of the impact of the development on the surrounding heritage assets.

**Impact upon the nearby Listed Buildings** – The proposal will have no physical or visual impact upon the nearby listed buildings, namely those at Xavarian College and the Chinese Consulate, given that they are both approximately 95 metres away.

**Affordable Housing** – The proposal relates to student accommodation and is not subject to the triggers relating to affordable housing.

**Disabled Access** – While the ground floor accommodation will be accessible for wheelchair visitors the first and second floor accommodation will only be accessible to the ambulant disabled due to the lack a lift. Notwithstanding this, it is noted that within the whole of the site 33 of the student bedrooms are fully DDA compliant. The level of provision throughout the Langdale Hall site is considered acceptable will equate to 17%.

**Design** – The design of the proposed building is deliberately contemporary in order not to compete with the adjoining Grade II listed building. A flat roof has been utilised to reduce the overall height and massing of the building and recessed balconies, glazing panels and projecting bays break up the elevations and give the impression of separate townhouses, rather than a solid wall of development. The palette of materials consist of brick, acid etched concrete banding, glass balustrading and wooden timber frames. The brick colour and window heights/ratios are reminiscent of the Victorian properties within the conservation area, while the proposed flat roof mirrors that used in the 20<sup>th</sup> Century additions to the north of Langdale Hall. It is accepted that the design of the proposed building is of a quality expected within the conservation area. The front and rear elevations are shown below:



**Siting** – The proposed building has been sited away from the Lower Park Road and Denison Road frontages in order to limit views of the development from the public realm; to maintain the green corner at the junction of Lower Park Road and Denison Road; to preserve the mature perimeter landscaping and minimise tree losses, as well as maintaining views of the gardens from Langdale Hall and minimising the impact upon the heritage assets..



It has been sited between 17 and 25 metres away from the dwellings on Lower Park Road and Redclyffe Avenue in order to ensure existing privacy levels and landscape features are retained. Furthermore, the side elevation of the proposed building will be situated 25 and 32 metres away from Langdale Hall and separated from it by the lawned area and existing and replacement trees. In light of the above the siting of the proposed development is considered acceptable. The impact on the spaciousness and landscape character of the conservation area is dealt with in more detail elsewhere in this report.

**Scale and Massing** – Victoria Park is characterised by predominantly 3 and 4 storey buildings interspersed with 2 storey 20<sup>th</sup> Century dwellings. Langdale Hall to the east is typical example of the mid-19<sup>th</sup> Century buildings located throughout Victoria Park, while the dwellings on Redclyffe Avenue to the north were introduced during the interwar period.

The proposed development is three storeys high and topped by a flat roof. It is smaller in height than Langdale Hall and comparable to the nearest dwellings on Redclyffe Avenue, i.e. 8.7 metres high as opposed to the 8.1 metres ridge height of the Redclyffe Avenue dwellings. Though the proposed development is taller than the aforementioned dwellings, it is located between 22 and 25 metres away from their respective rear elevations and as such this 0.6 metre difference is imperceptible. While the proposed building takes on the form of a terrace, the front and rear elevations have been designed in such a way so as not to form a solid wall of development. The eaves have been broken up with the inclusion of recessed balconies and the elevations have been punctured by recessed windows, vertical glazing panels and bands of contrasting materials, giving the appearance that each townhouse is an individual unit.

The Guide to Development in Manchester states that *“The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings”* and that *“New developments should respect the existing scale...”* of an area. Given the height and design of the development, the scale and massing is considered acceptable in the context of this part of Victoria Park.

**Space Standards** – The City Council adopted the Manchester Residential Quality Guidance in December 2016 and within that document reference is made to the use of the London Housing Design Guide space standards (LSS) as interim space standards for residential developments.

There are three house types proposed and the average internal floorspace for them is 124.5m<sup>2</sup>. The adopted space standards suggest that for a 6 bed 3 storey property the floorspace should be 129m<sup>2</sup>. Whilst it is acknowledged that the proposal falls short of this guidance, it should be noted that the 129m<sup>2</sup> stated in the Manchester Residential Quality Guidance is for a 6 bed 3 storey property occupied by 7 people as opposed to the 6 people proposed in this instance. Given this it is considered that sufficient living space for the future residents of the development will be provided.

**Drainage and Flood Risk** – The site is located within Flood Zone 1 (less than 1 in a 1,000 year chance of flooding) and is not subject to surface water flooding. The applicant has confirmed that the development will be designed to target a 50% betterment of water run-off from the site post development up to the 1 in 100year + climate change event. If this proves to be impractical then the surface water runoff will be restricted to ensure that it does not exceed the existing discharge rate.

The Flood Risk Management Team were consulted and they raised no objections to the proposal subject to the imposition of two conditions in respect of surface water drainage and sustainable drainage.

As the impact of the development upon the drainage characteristics of the site can be managed, it is considered that through the implementation of robust construction practices the proposal would not give rise to risk of groundwater contamination.

**Car Parking** – There are 27 parking spaces in existence at Langdale Hall and a survey undertaken by the applicant has shown that it is rarely used to capacity. The survey revealed that 3 and 7 spaces were regularly used by students and staff respectively and that approximately 5 of the spaces were used by visitors. Given the underutilised nature of the existing car parking facility and the proximity of good public transport facilities, the applicant is not proposing to provide any additional car parking.

Concern has been raised that the proposal will lead to an increase in on-street parking. However, given the spare capacity that exists onsite and the presence of Traffic Regulation Orders on surrounding roads, it is not considered that the proposal will lead to a marked increase in on-street parking within the neighbourhood.

Overall, the existing parking provision is considered acceptable for both the existing and proposed accommodation given the sustainable location of the development site and the implementation of a Travel Plan. This is reflected in the comments of Highways Services who have confirmed that the level of parking provision is considered acceptable.

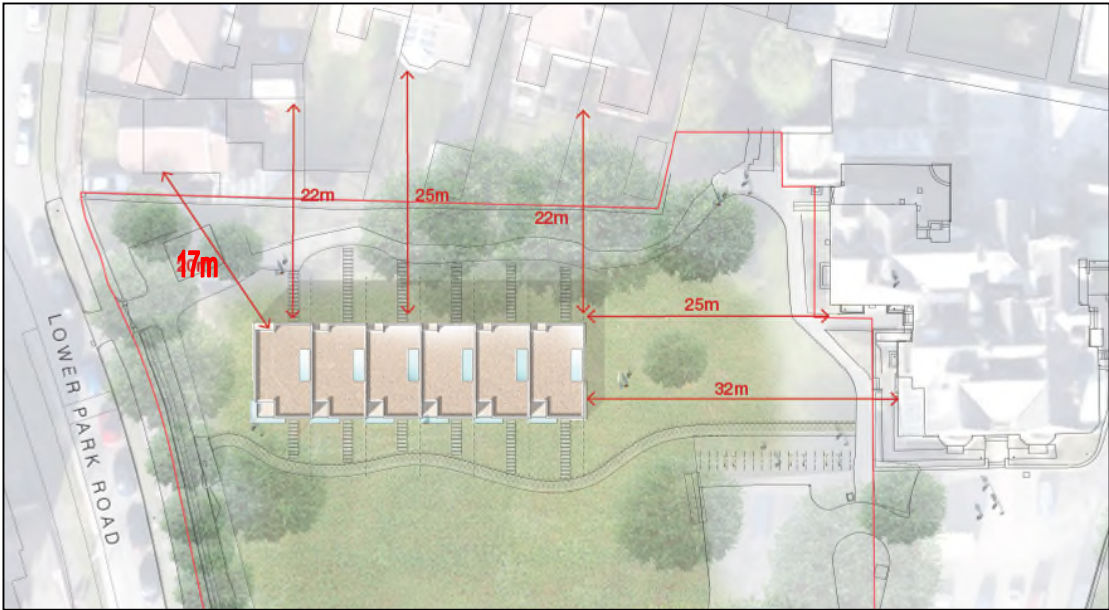
**Residential Amenity** – A number of factors have been assessed in order to judge the impact of the proposal upon residential amenity:

**Sunlight and Overshadowing** – Given the location of a number of residential properties to the north of the application site, the applicant submitted a sunlight study to ascertain if the proposal would have an unduly harmful impact on these adjoining dwellings. The study has indicated that during the autumn and winter months the proposal would lead to a marginal increase in the level of overshadowing on the rear elevations of these dwellings. However, when taking into account the existing overshadowing resulting from the tree coverage, this additional overshadowing is considered negligible.

**Impact upon Privacy** – The proposed student accommodation is located between 17 and 25 metres away from the rear and side elevations of the nearest dwellings (as indicated on the plan overleaf), i.e. no. 17 Lower Park Road and nos. 2 to 6 Redclyffe Avenue respectively.

Privacy can be delivered in a variety of ways; the nature of this and what will be appropriate will depend on location and degree of enclosure and screening. Although there is no specific privacy standard, Manchester still relies, as a bench mark, on privacy distances adopted in the past. These distances also reflect those widely used across the country today. They recommend for directly opposite habitable windows, as in the case of the proposed rear elevation and the rear elevation of nos. 2 to 6 Redclyffe Avenue, a distance of 21 metres. For diagonally opposite habitable windows, as in the case of the proposed rear elevation and the side elevation of no. 17 Lower Park Road, a distance of 17 metres is recommended.

The proposal therefore meets and in some circumstances exceeds longstanding recommended privacy distances. Given the proposed relationship it is considered that the development will not will lead to any undue loss of privacy resulting from overlooking. In addition, as the proposed development will be approximately 11 metres from the common boundary with these dwellings and the planting along this boundary would be supplemented with additional trees, it is not considered that the proposal will lead to excessive overlooking of the rear garden areas.



Noise – It is not considered that the proposal will be an inherently noise generating use, notwithstanding this it is recognised that student accommodation can bring with it a certain level of anti-social behaviour. It is acknowledged that the applicant has a caretaker onsite and policies in place to deal with such occurrences. The applicant has confirmed that for the past three years, Langdale Hall has been exclusively marketed to postgraduate, international and 3rd year students who are seeking quiet, well-managed and affordable accommodation which facilitates an environment for study. This combination of management and the residents’ demographic mean that there have been no complaints over anti-social behaviour since the applicant took over the running of Langdale Hall. Given this it is not considered that the proposal will lead to a marked increase in the levels of noise experienced within the vicinity of the site.

In conclusion, given the above it is not considered that the proposal will have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of those properties closest to the application site.

**Amenity Space** – Private amenity space (approximately 1,500m<sup>2</sup>) is proposed in the form of the communal lawned area located to the front of the proposed building and shield from the public realm by the existing landscape features. On the whole it is considered that an adequate amount of amenity space will be provided.

**Pedestrian and Highway Safety** – Based on previous survey work undertaken by the university (MMU Student Travel Survey data) it is estimated that there will be between 1 and 2 vehicle trips during the 3 *peak hours* (0800-0900hrs, 1100-1200hrs and 1500-1600hrs). In light of this and the fact that Highway Services concur with these findings, it is not considered that the proposed residential accommodation will generate such significant levels of traffic or concentrated traffic movements so as to prove detrimental to the levels of pedestrian and highway safety currently enjoyed within the vicinity of the site.

**Trees** – A survey of the site revealed the presence of 36 trees and 3 groups of trees, they are categorised as follows:

- Category B trees (moderate quality) - 5 trees
- Category C trees (low quality) - 28 trees and 2 groups (G2 and G3)
- Category U (unsuitable for retention) - 3 trees and 1 group (G1)

Of these surveyed trees, it is proposed to fell the following:

- 2 Category C trees (weeping willow and crab apple) and the northern section of group G2, which consists of approximately 5 trees.
- 3 Category U trees (an English Elm, a goat willow and a wild cherry) and group G1, which consists of 7 English Elm. All the English Elm are dead.

To compensate for their loss the applicant is proposing to plant the following 18 individual trees throughout the site. These trees are all field grown trees, will be semi-mature and vary in height from 3½ to 7 metres:

- 1 x weeping willow
- 1 x tulip poplar
- 1 x Atlas Cedar
- 2 x laburnum
- 3 x lodgepole pine
- 4 x English elm
- 6 x common holly

Given the level and type of replacement planting and the comments of the Council's Arboricultural Officer, who did not object to the proposal subject to a detailed mitigation scheme, the impact upon the existing tree coverage is considered acceptable in this instance. The concerns about the proposal's impact upon the retained trees are acknowledged and as a result condition no. 20, requiring the submission of an arboricultural method statement, is suggested.

**Landscaping** – The applicant has submitted a landscaping plan which shows that the loss of the 17 trees referred to above will be compensated for by the planting of the 18 semi-mature trees detailed above. These trees will be accompanied by a mix of heritage and ornamental shrub planting, woodland planting and an arbor, reminiscent of Victorian gardens, which will be located at the rear of the proposed building and run parallel to it.

The proposed planting scheme and use of permeable paving for the proposed pathways is considered acceptable in principle.

**Loss of the Tennis Courts** – The tennis court that exists on the site is in a somewhat neglected state, is underused and not open to the community. Given this and the prevalence of both public and club tennis courts that exist in south Manchester (approximately 60), its loss as a result of the proposal is not considered an issue.

The issue of the loss of the tennis courts was a factor in the consideration for the Inspector who previously heard an appeal on the site. The Inspector concluded that as the courts were not available as a public facility other than contributing to amenity space, they had limited value to the wider community and their loss would not conflict with policy.

It is also acknowledged that the current proposal does not fall within Sport England's statutory or non-statutory remit and their advice is that the proposal should be assessed against relevant local and national policy. The spirit of both has not materially changed since the Inspector's decision and it is not considered the loss of the courts themselves could sustain a reason for refusal.

**Ecology** – A Phase 1 Habitat Survey was undertaken by the applicants on 4<sup>th</sup> May and 20<sup>th</sup> July 2017. The findings are outlined below:

- Badgers – No badgers or signs of badgers were observed within the site and given that the site is isolated within the wider landscape by roads and tall walls, the site is not accessible for foraging or sheltering purposes.
- Bats – No bats or signs of bats have been detected at the sub-station which is to be retained. A mature Fern-leaved Beech (T1) does have a hollow in its main stem. However, the hollow is shallow and investigations with a video borescope did not detect any signs of the presence of roosting bats. None of the other trees which lie within or adjacent to the site support any features suitable for use by roosting bats. In light of the above it is not considered that the proposal will have an impact upon roosting bats.
- It is considered that the mature landscaping along the site boundaries could provide suitable habitat for foraging bats, particularly those associated with suburban and urban habitats, such as common pipistrelle. However, this is unlikely due to its small size.

- Notwithstanding the above, it is noted that the submitted ecological survey/assessment recommends that the bat habitat could be enhanced by the inclusion of bat access panels within the fabric of the building. As a result condition no. 9, along with a condition (condition no. 8) requiring the submission of a lighting submission, are suggested.
- Birds – It is acknowledged that the trees and shrubs within the site provide habitat for nesting and foraging birds, though it is small in size and unlikely to provide core or important habitat in terms of the wider area. Notwithstanding this, it is considered prudent to attach a condition limiting vegetation clearance to outside of the bird nesting season, unless it is shown that trees to be felled are absent of nesting birds.

In addition to the above, the submitted ecological survey/assessment recommends the inclusion of a house sparrow nest box within the fabric of the development and this forms the basis of condition no. 9

- Invasive Species - Montbretia and Rhododendron were detected within the site (Both are listed in Schedule 9 of the Wildlife and Countryside Act 1981). It is acknowledged that the proposal will not cause the spread of either species in the wild, provided suitable measures for their eradication are adopted during the construction process. In line with the comments of GMEU, a condition requiring the submission of a submission of an *invasive non-native species protocol*, is suggested
- Reptiles – Given that the existing habitats (lawned areas and tennis court) are regularly maintained and therefore disturbed, the site provides poor quality habitat for sheltering, basking and hibernating reptiles. In addition, it is acknowledged that dense tree and shrub coverage provides an unsuitable habitat for basking reptiles and this, coupled with the isolated nature of the site, means the presence of reptiles is highly unlikely.
- Other Species – No signs of hedgehogs were detected within the site although the site does provide favourable foraging and sheltering habitat for them. The ecological survey/assessment recommends the inclusion of a hedgehog shelter at the northern end of the site close to the existing sub-station. This will be recommended by way of an informative.

Given the finding of the ecology survey and the comments of the GMEU, it is not considered that the proposal will have a detrimental impact on the levels of ecology found within the site.

**Environmental Standards** – The various elements of the proposal will comply with Building Regulations and BREEAM criteria as follows:

- The energy efficiency rating of the proposed development will comply with Building Regulations Part L 2013. The proposed scheme has been demonstrated to be aligned with the principles of the energy efficiency requirements and carbon dioxide emission reduction targets within policies EN4 and EN6 of the Core Strategy.
- The proposed accommodation has been designed in accordance with the BREEAM criteria and will achieve a 'Very Good' rating.

- It is proposed to include Solar Photovoltaic Panels on the roof of each dwelling (preliminary estimate of 8No panels per roof).
- The site drainage strategy will be designed to manage the surface water runoff to ensure that the peak rate and volume of surface water run-off will be no greater post-development than predevelopment.

**Air Quality** – During the construction phase of the development there is the potential for air quality impacts as a result of dust emissions from the site. Assuming dust control measures are implemented as part of the proposed works, the significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities is predicted to be negligible. It is considered that the imposition of a Construction Management Condition will ensure that appropriate dust management measures are implemented during the construction phase.

It is recognised that during the operational phase of the development there is the potential for air quality impacts as a result of vehicle exhaust emissions associated with traffic generated by the proposal, i.e. the comings and goings of residents and visitors to the commercial elements. However, given the number of units proposed, and the anticipated car ownership levels, the overall significance of potential impacts is considered to be low.

As a result of the above findings it is considered that the proposal will not have a detrimental impact upon the air quality levels experienced throughout the site and within the vicinity of it.

**Travel Plan** – The applicant has submitted a Framework Travel Plan which outlines the process to be undertaken to encourage future residents of the accommodation to utilise alternative modes of transport other than car.

**Provision of Adequate Waste Storage Facilities** – The whole site, including the existing Hall and extension, operates under a managed arrangement whereby the residents store and segregate waste. Collection of waste from the proposed development will be combined with this current arrangement. This consists of two central bin storage points located to the east of the existing buildings. The applicant is proposing to supplement the existing facilities with the following additional bins:

- 2 x 770 litres bin for general refuse
- 1 x 330 litres bin for pulpable recycling
- 1 x 330 litres mixed recycling
- 1 x 30 litres bin for food waste

Each townhouse will be provided with space for internal storage of refuse and recycled waste within the kitchen area. Residents will be responsible for the transfer of waste to the above mentioned communal bin stores catering for refuse, paper, glass and cans. Bins will then be transferred to the collection points on Upper Park Road by building management staff. The overall provision is considered acceptable.

**Cycle Parking** – A total of 18 cycle storage spaces are proposed adjacent to the existing hardsurfaced area in the form of 9 *Sheffield* style cycle stands. While not enclosed the storage facilities are considered secure given the existing security presence on the site. As it is considered that there is sufficient room to accommodate a 100% cycle storage provision the applicant has been requested to amend the scheme accordingly.

**Crime and Security** – The applicant operates a security management plan at Langdale Hall, including an on-site caretaker, who also provides additional security on the site. There are a number of policies in place to create a secure environment and reduce anti-social behaviour and this existing management strategy will be extended to the proposed development.

## **CONCLUSION**

Given the historic use of the site and type of accommodation proposed, i.e. student accommodation, the principle of the proposal is considered acceptable. It is recognised that introducing a new build element into a conservation area brings with it concerns about the impact upon the overall character of that conservation area and that this is more so when the site is also home to a listed building, namely Langdale Hall. However, in this case it is considered that with the careful design and siting of the student accommodation the impact upon the character of the Victoria Park Conservation Area and the setting of Langdale Hall can be preserved and that as a result the harm to both can be categorised as “less than substantial”. Given the above and when balanced when against ensuring the continued use of Langdale Hall and securing its long term retention, the proposal is considered acceptable and this is reflected in the recommendation.

**Human Rights Act 1998 considerations** – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person’s home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation      APPROVE**



If, having considered the issues set out and addressed above, Members remain concerned about the proposal, they may wish to refuse it for the same reason as application 117078/FO/2017, namely:

*“The proposed development, due to its siting would be harmful to the spacious character and landscaped setting of the site and as a result would have a detrimental impact upon the character of the Victoria Park Conservation Area and the setting of Langdale Hall, contrary to Policies DM1 and EN3 in the Core Strategy and saved UDP Policies DC18 and DC19”*

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

### **Condition(s) to be attached to decision for approval**

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received on 6<sup>th</sup> August 2018:

- 1) Drawing no. 01 Elevation Detail L(--)<sup>301</sup>
- 2) Drawing no. 02 Elevation Detail L(--)<sup>302</sup>
- 3) Drawing no. Cross Section Through Entrance L(--)<sup>100</sup>
- 4) Drawing no. Cross Section Through Terrace L(--)<sup>101</sup>
- 5) Drawing no. East Elevation L(--)<sup>202</sup>
- 6) Drawing no. Existing Site Plan L(--)<sup>001</sup>
- 7) Drawing no. First Floor Plan L(--)<sup>011</sup>
- 8) Drawing no. Ground Floor Plan L(--)<sup>010</sup>
- 9) Drawing no. Long Section L(--)<sup>150</sup>
- 10) Drawing no. North Elevation L(--)<sup>200</sup>
- 11) Drawing no. Proposed Site Elevation L(--)<sup>005</sup>
- 12) Drawing no. Proposed Site Plan L(--)<sup>002</sup>
- 13) Drawing no. Redline Boundary Plan L(--)<sup>400</sup>
- 14) Drawing no. Roof Plan L(--)<sup>013</sup>
- 15) Drawing no. Second Floor Plan L(--)<sup>012</sup>
- 16) Drawing no. South Elevation L(--)<sup>203</sup>
- 17) Drawing no. West Elevation L(--)<sup>201</sup>
- 18) Arboricultural Impact Assessment – prepared by Bowland;
- 19) Archaeology Desktop Report – prepared by Arc Heritage;
- 20) BREAAAM Report – prepared by Clancy;
- 21) Design and Access Statement including a Waste Management and Servicing Strategy – prepared by Hodders and Partners;
- 22) Ecological Assessment – prepared by ERAP;
- 23) Environmental Standards Statement – prepared by Clancy;

- 24) Framework Travel Plan – prepared by Civic Engineers;
- 25) Ground Conditions Report – prepared by LK Consult;
- 26) Heritage Statement – prepared by Stephen Levrant Heritage Architecture;
- 27) Landscaping Concept Plan (LYR077\_M300 Land-scape GA) – prepared by LAYER;
- 28) Landscaping Illustrative Sections (LYR077\_M301) – prepared by LAYER
- 29) Landscaping Proposals – prepared by LAYER;
- 30) Diagram showing the distances between the Proposed Development and Neighbours – prepared by Hodders and Partners;
- 31) Noise Impact Assessment Report – prepared by Hann Tucker;
- 32) Outline Drainage Strategy – prepared by Civic Engineers;
- 33) Planning Statement – prepared by Deloitte Real Estate;
- 34) Revised Site Logistics Plan – prepared by Manchester & Cheshire Construction;
- 35) Statement of Community Consultation – prepared by Deloitte Real Estate;
- 36) Transport Statement – prepared by Civic Engineers;
- 37) Tree Protection Scheme – prepared by Civic Engineers;
- 38) Utilities Report – prepared by Clancy;
- 39) Ventilation Strategy – prepared by Clancy;
- 40) Waste Pro forma – prepared by Hodder and Partners;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) No development shall take place until surface water drainage works have been implemented in accordance with SuDS National Standards and details that have been submitted to and approved in writing by the local planning authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG

5) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) Verification report providing photographic evidence of construction as per design drawings;
- b) As built construction drawings if different from design construction drawings;
- c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Rhododendron and Montbretia on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason - To prevent the spread of invasive non-native species, pursuant to the Wildlife and Countryside Act 1981 or as subsequently amended.

8) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

9) Prior to occupation, a "lighting design strategy for biodiversity" for all areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

10) No part of the development hereby approved shall be occupied until details of the habitat replacement referred to in The Ecological Survey and Assessment (ERAP ref. 2017-130), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy Development Plan Document

11) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

12) Prior to the occupation of the development hereby approved, all of the dwelling units shall be acoustically insulated and thereafter maintained in accordance with the recommendations of the Noise Impact Assessment Report (Hann Tucker Associates ref 24299/NIA1), stamped as received on 21st July 2017.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

13) In order to secure a reduction in the level of noise emanating from the site any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as local planning authority and implemented prior to the occupation of the accommodation hereby approved.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

14) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy stamped as received on 17th October 2017 and shall remain in situ whilst the development is in operation.

Reason – In the interests of visual and residential amenity, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

15) No development shall commence until a hard and soft landscaping treatment scheme, based on the concept landscape drawing LYR077\_M300 (stamped as received on 21st July 2017) has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

16) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

- a. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
- b. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
- c. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

17) Before the development hereby approved is first occupied a Travel Plan, based on the Framework Travel Plan (Civic Engineers ref. 891-01), stamped as received on 21st July 2017, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i. the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development

- ii. a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii. mechanisms for the implementation of the measures to reduce dependency on the private car
- iv. measures for the delivery of specified travel plan services
- v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

18) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of "Very Good". A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

19) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the City Council as local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the designated route for construction and delivery vehicles
2. the parking of vehicles of site operatives and visitors
3. loading and unloading of plant and materials
4. storage of plant and materials used in constructing the development
5. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
6. wheel washing facilities
7. measures to control the emission of dust and dirt during construction
8. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy Development Plan Document.

20) Prior to occupation of the development hereby approved, details of the cycle storage facilities shall be submitted to and approved by the City Council as local planning authority. The cycle storage facilities shall be installed in accordance with the approved details and thereafter maintained prior to the occupation of the residential accommodation.

Reason – In the interest of residential amenity, pursuant to Policy T2 in the Core Strategy Development Plan Document

21) Prior to the commencement of the development hereby approved, a detailed Arboricultural Method Statement, including existing and proposed site levels, shall be submitted to and approved by the City Council as local planning authority. The development shall then be implemented in accordance with those approved details.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

22) Prior to the occupation of the residential accommodation hereby approved, external lighting shall be installed and thereafter maintained in accordance with a lighting strategy to be submitted to and approved by the Council as local planning authority.

Reason - In the interests of residential amenity and crime prevention, pursuant to Policy DM1 of the Core Strategy Development Plan Document.

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the development that is hereby approved shall only be used for Managed Student Accommodation.

Reason – For the avoidance of doubt and to ensure the satisfactory development of the site, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 120908/FO/2018 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

### **The following residents, businesses and other third parties in the area were consulted/notified on the application:**

United Utilities Water PLC  
Greater Manchester Police  
Historic England (North West)  
Greater Manchester Archaeological Advisory Service  
Greater Manchester Ecology Unit



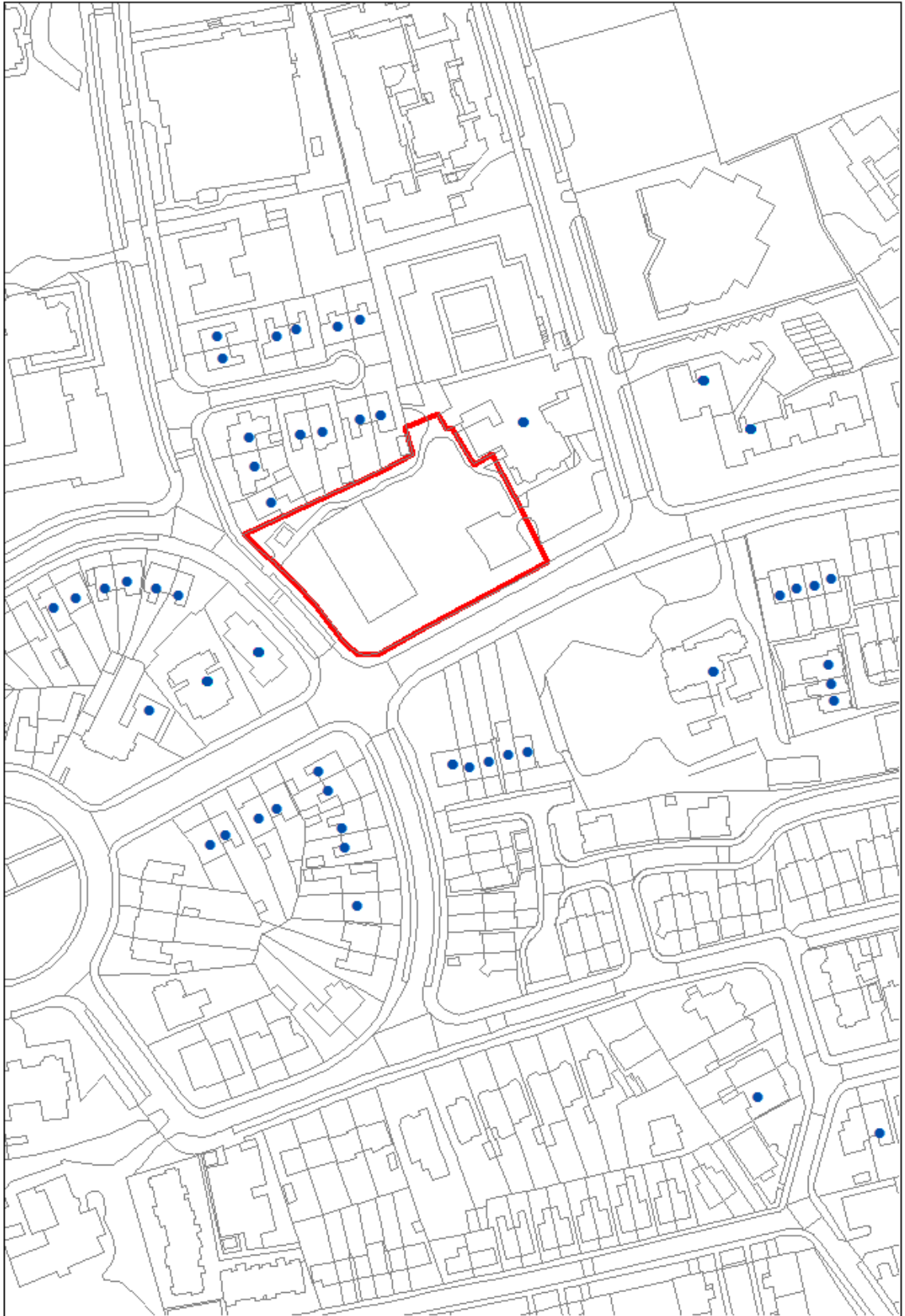
Rusholme & Fallowfield Civic Society  
Schuster Road Residents Association

**A map showing the neighbours notified of the application is attached at the end of the report.**

**Representations were received from the following third parties:**

United Utilities Water PLC  
Historic England (North West)  
Greater Manchester Archaeological Advisory Service  
Greater Manchester Ecology Unit  
Rusholme & Fallowfield Civic Society  
Schuster Road Residents

**Relevant Contact Officer :** David Lawless  
**Telephone number :** 0161 234 4543  
**Email :** [d.lawless@manchester.gov.uk](mailto:d.lawless@manchester.gov.uk)



 Application site boundary  Neighbour notification  
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