

Application Number	Date of Appln	Committee Date	Ward
135278/FO/2022	25 Oct 2022	16 Feb 2023	Ardwick Ward

Proposal Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings

Location St Gabriels Hall, 1 Oxford Place, Manchester, M14 5RP

Applicant McLaren Property Ltd & The Sisters of the Cross & Passion

Agent Vanessa Rowell, Avison Young

Executive Summary

The application relates to a vacant student halls of residence (St. Gabriel's Hall), situated in Victoria Park Conservation Area.

The proposal involves the demolition of some buildings, the erection of part 4 storey, part 5 storey buildings and, the refurbishment and restoration of buildings to form 319 student bedrooms accommodation (sui generis), plus landscaping, cycle parking, car parking and associated works.

2 objections have been received from nearby occupiers. Representations have also been received from Schuster Road and Park Range Residents Association, Rusholme and Fallowfield Civic Society, Manchester Civic Society and Fallowfield & Withington Community Guardian Group and SE Fallowfield Residents Group.

Key Issues

-Impact to the character and appearance of the conservation area. Principally, as a consequence of proposed demolition and the impact to trees.

-The impact to amenity.

-The need for purpose-built student accommodation (PBSA).

-Regeneration of a deteriorating site.

Description

The site is bounded by Oxford Place, 5 and 7 Oxford Place, 11 Rusholme Place and the rear of Melrose Apartments. The development of a 7 storey building for flexible office, research and development and educational space, known as 'City Labs 4.0' is under construction to the north west.



View of existing buildings from Oxford Place



View of existing buildings from Oxford Place

The front of the site comprises areas of hardstanding and soft landscaping, with a tree lined perimeter to the southern (front) boundary. Vehicular and pedestrian access is served from Oxford Place.

The site measures approximately 0.65 hectares and relates to a former student halls of residence associated with the University of Manchester. It is located in the Victoria Park Conservation Area and Oxford Road Corridor, south. None of the buildings are statutorily listed and there are no heritage designations which form either part of the site or that would be immediately affected. There are however non-designated heritage assets at the site which require consideration, namely 'The Lodge', the Chapel and the Woodthorpe Hall, which all contribute positively to the character and appearance of the conservation area

The site contains the following buildings:

St Gabriels Hall

St Gabriel's Hall is a large building formed of three main phases; the original c1850s villa called "The Lodge" to the centre, a 1922 residential accommodation block to the east, and a 1963 chapel to the west. St Gabriel's Hall was established in 1920 by the Sisters of the Cross and Passion (otherwise known as the Passionist Sisters), as a women's only halls of residence connected to the University of Manchester. In 1963 a modern, purpose-built chapel was added to the villa's eastern side. Linking the gap between "The Lodge" and the Woodthorpe Hall flats. The hall and its extension is internally laid out as student bedrooms with shared bathrooms and amenity space.

Woodthorpe Hall

This comprises a 2 storey U-Shaped building with an internal layout of thirteen ground floor and first floor student cluster flats, all of which are accessed by external doors facing inwards to a central courtyard.

St David's Hall

The church hall was built in 1935 as part of wider proposals for a new church that were never realised. It was most recently used as ancillary amenity space to the student accommodation.

The buildings have all remained vacant since the site was vacated in 2019.

The area is mixed use in nature, comprising homes, with a concentration of student accommodation, retail, office, and educational uses. Rusholme district centre, a busy neighbourhood centre with a primary focus on food and drink uses, is to the west.

The Proposal

Planning permission is sought for some demolition and the erection of part 4 storey, part 5 storey buildings and the refurbishment and restoration of existing buildings to form student accommodation (sui generis), with associated landscaping, cycle parking, car parking and associated works

319 student bedrooms are proposed including 137 studios and 102 cluster units, split across two new-builds and a refurbished St Gabriel's Hall & Woodthorpe Hall.

The development includes:

- The partial demolition of St Gabriel's Hall (1922 extension / modern lean-to's and extensions), retaining the original lodge and chapel. Alterations to internal layouts to increase student rooms and maximise amenity space provision;
- The demolition of St David's Hall;
- The renovation of Woodthorpe Hall and alterations to internal layouts;
- The erection of two new part 4, part 5 storey student accommodation blocks at the eastern and western edges of the site.

- Retention and restoration of the significant elements of the existing estate;
- Removal of lean-to elements to the rear of St Gabriel's;
- The enhancement/upgrade of landscaping around the building and repairs to boundary walls.
- Plant spaces are proposed to the rear of the site and in the lower ground under the St Gabriel's Hall. Entrances to all blocks are accessed off new courtyards created between the various buildings. The main site entrance would be opposite the chapel, with the concierge located at lower ground floor in the chapel.

Consultation & Publicity

The proposal has been advertised in the local press (Manchester Evening News) as a major development affecting a conservation area. A site notice has also been displayed at the application site.

EIA

A screening opinion dated 31 May 2022 was undertaken prior to submission of the application

The proposal type is listed in Class 10 'Infrastructure Projects' subsection 10(b) 'Urban Development Projects' of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017.

The regulations indicate that an EIA may be required if:

- The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- The development includes more than 150 dwellings; or
- The overall area of the development exceeds 5 hectares.

As the relevant threshold is exceeded in term of the number of overall dwellings, a screening opinion was issued which assessed that an Environmental Impact Assessment would not be required for the development proposed.

Consultations & Notification Responses

Local Residents/Occupiers – 2 objections have been received relating to scale, impact on privacy, loss of trees/ecological features, impact to air quality, the abundance of student accommodation in the area, an increase in noise/activity levels and the impact to the character and appearance of the conservation area.

Schuster Road & Park Range Residents Association – make the following comments:

-13 trees would be removed and there are no proposals to re-plant those diseased or to replace the others on the site with 'forest trees' which might attain similar stature. Such forest trees are critical to the wildlife in the area, to the character of the conservation area and to climate amelioration.

-The new buildings would be close to plot boundaries and the root systems will almost inevitably be damaged at the new-build boundaries.

-The north and east elevations are highly misleading as almost all the significant trees shown are not within the site. Both the adjacent plots to the north and east could be developed. The scheme would set a precedent for other developments within the conservation area - and particularly along the north side of Oxford Place.

-It would further drive out wildlife - including insects, bats and birds - which need green space to grow and thrive. Hedgehogs and owls have gone missing from the area following major development projects on Anson Road.

-The historic building line given by Holly Bank at 9 Oxford Place and the neighbouring historic building would be totally lost. A block is shown on the far right which takes up the majority of the plot.

-the facade to the west of the Victorian Victoria Park building should not project beyond the building line.

-It is unfortunate that the 1930s Woodthorpe building was allowed to project so much. It is, however, a two-storey building and much lower than the Victorian houses to either side, which are still dominant to it, and its existence should not be used as an excuse to abandon the original building line.

-The new block to the east is five stories is only about halfway between the line of Woodthorpe and 9 Oxford Place. A line drawn parallel to the frontage walls of these sites and crossing the frontage of both St Gabriel's and 9 Oxford Place would pass through the ground floor corridor of the proposed eastern block and through the south end of the central courtyard garden of Woodthorpe. Allowing the proposed east block building line and height, invites proposals to the east along Oxford Place to adopt the same building line and mass.

-As well as taking up pretty well all the Green Space on the plots concerned, the new buildings dwarf the height of St Gabriels Hall and the adjacent historic buildings.

-In order to preserve what makes the Conservation Area unique - the proposal needs to be amended to preserve this building line (ie.Holly Bank at 9 Oxford Place and its neighbouring building) so that the amount of green space in front of any development is consistent with all the other historic buildings in the conservation area.

-The Developer has put forward a case for need of more student accommodation. There seems to be no determination in this document as to why this accommodation must be in the Conservation Area, nor is there any assessment of the amount of existing and proposed student and single person accommodation around the area between Hathersage Road, Heald Place, Old Hall Road and Anson/Birchfields Road.

Neither has there been any assessment of the ability of the area to sustain this population whilst continuing to provide adequate services and ensure that the area remains attractive to families so as to ensure a balanced, sustainable neighbourhood. There are many brownfield sites outside the conservation area which are perfectly suitable and viable, and several smaller blocks could be built to achieve any proven need. Rusholme has a primary need for social housing and housing for permanent residents (both for sale and rented). This development site would be more suitable for this purpose and achieving the Council's objective of Sustainable Communities.

-The St Gabriel's site is close to the junction of Wilmslow Road and Moss Lane East. There are already issues with the number of vehicles which can enter Oxford Place from Moss Lane East on each traffic light cycle. Parking is a desperate problem in the immediate area and the currently proposed Residents Parking Scheme has become necessary because of this. It is inconceivable, whatever the policies adopted for the site, that more parking need will not be generated from student residents and their visitors. There will be a constant arrival and departure of supermarket deliveries, fast food deliveries (by car), Amazon deliveries and other parcel deliveries as well as service and maintenance vehicles for the site. The needs of 320 students will further overwhelm the area.

-The development goes against the council's policies and vision regarding climate change, green infrastructure and zero carbon.

Rusholme and Fallowfield Civic Society – The reopening of St. Gabriel's Hall is positive, the proposal breaches a number of City Council planning policies due to overdevelopment and a significant loss of mature trees and open gardens. The Society therefore objects to the proposal. The proposal is not harmonious with the existing leafy character and does not provide a substantial landscaped/unbuilt area.

Fallowfield & Withington Community Guardian Group and SE Fallowfield Residents Group – would like to see a significant decrease in the number of bed spaces so that there is no further increase from the current provision. There are too many students living in PBSA in the vicinity as well as in the community. There is already an overabundance of student accommodation in Rusholme, Victoria Park, Fallowfield and adding more to this site will exacerbate the very real problems which already exist because of the high density of students concentrated in these neighbourhoods. The effect of cramming more students onto this site is likely to contribute to problems experienced in other areas of high student density. Issues of noise, anti-social behaviour, parking problems, litter, waste excesses are considerable and will have an impact on amenity for other local residents.

-The new blocks seem out of character in terms of bulk and size next to St. Gabriel's. The materials appear sympathetic, but the block is too bulky in a conservation area.

-the proposal will be detrimental to the character of the area and the quality of setting due to the lack of remaining open space and the loss of mature trees.

-The loss of mature trees will impact heavily on loss of other wildlife and biodiversity which we consider inappropriate for a site of important conservation.

Manchester Civic Society – An objection is raised, based on the following grounds:

- The losses and changes envisaged here will, if approved, inevitably set a pattern and precedent for future proposals in this Conservation Area.

- The large trees along the frontage of the site are to be replaced by ones of smaller species. This change would strike a discordant note to the tree cover in the Conservation Area.

- The proposed buildings will all impact quite significantly on the Root Protection Zones (RPZ) of the forest trees at the site boundary.

- Trees, hedges and greenspace are necessary components of the wildlife habitats and corridors which connect the parks (including the adjacent Whitworth Park) in this area with one another via the VPCA. This development is highly intensive in its use of the site, building over of large parts of the former gardens. This will further drive out wildlife by loss of habitat. It will badly compromise the wildlife corridors.

- The site has been designed to be almost totally car-free, but the reality is that the envisaged amount of accommodation will generate the use of taxis and some residents will own and use cars which will be parked off site. This is a very large addition to the number of residents in the area.

- The scale of massing of the buildings and the encroachment of the building line and the loss of greenspace which had separated the buildings, compromises the setting of the nearby original buildings.

Highway Services – The site is accessible by sustainable modes and is in close proximity to a range of local bus services providing connectivity to tram and train. The proposal is unlikely to generate a significant increase in the level of vehicular trips and therefore there are no network capacity concerns.

A resident parking scheme is due to be delivered in Rusholme by mid-2023, where parking bays are to be introduced on the north side of Oxford Place. Therefore, the vehicle accesses and waste collection arrangements for this development will need to be amended to account for this.

The widening of the access and egress would need to be undertaken through S278 works with resident parking zone bays changes amended through Traffic Regulation Order (TRO) amendment. The parking bays to the north side of Oxford Place are not compatible with the proposed on-street waste collection and we require that the scheme is adjusted to allow for internal collection.

Two accessible parking spaces are being provided with electric vehicle charging provision. The cycle parking arrangement is acceptable.

The waste storage arrangements are acceptable subject to the necessary TRO amendments to allow for the required access.

If the planning application is approved, then alterations to the highway will be required and are to be undertaken through S278 agreement between the developer.

Conditions are advised in relation to travel planning, construction management, a move-in/move-out strategy and off-site highway works.

Environmental Health – Conditions are advised in respect of construction management, external equipment insulation, acoustic insulation, EV charging and waste management. A further condition is required in relation to the site investigation of ground conditions and a scheme for any identified remediation.

Environment Agency – No objection in principle, but a condition is requested in order to understand the risks to controlled waters.

Green Space (Trees) – No objection from an arboricultural perspective. The trees do offer some visual amenity value in the area; however, they would not be deemed to be of high visual amenity as they are set back in the site and do not front Oxford Place. The trees fronting the road would be retained and the buildings have been realigned to enable T19, T29 and T31 to be retained although T31 has to be removed for health and safety reasons.

Subject to mitigation planting and BS:5837 being strictly adhered to, the proposal is acceptable. The mitigation planting plan is acceptable, but some larger growing specimens such as Beech or Oak would help to mitigate the loss of the larger trees.

Greater Manchester Ecology Unit (GMEU) - No overall objection based on Ecology grounds. Bat surveys found no evidence of bat roosting. The refurbishment of buildings and tree removal could cause disturbance to bats. The probability of bats being present as low but if they are found work must cease and advice sought from a suitably qualified person about how best to proceed. The tree replacement is acceptable and the landscaping would not reduce local biodiversity. The installation of bat boxes on retained trees would enhance biodiversity.

Greater Manchester Police (Design for Security) - The development should be designed and constructed in accordance with the recommendations and specification set out in sections 3 and 4 of Crime Impact Statement.

Flood Risk Management – Recommend conditions including a maintenance and management scheme for sustainable urban drainage.

United Utilities - consideration should be given to the 1000mm diameter combined sewer adjacent to the northern boundary of the site. It is understood that this sewer has been accurately located and a minimum 3 metre standoff distance either side from the face of the sewer should be provided. If the application is to be recommended for approval, a relevant condition has been recommended.

Works and Skills - A local labour condition relating to construction is requested.

Greater Manchester Archaeological Advisory Service (GMAAS) – The site does not contain any heritage assets that are afforded statutory protection but it is in the

Victoria Park Conservation Area and could contain below-ground archaeological remains of interest. In particular, a former boundary between the ancient townships of Rusholme and Chorlton-on-Medlock could have been routed across the site

A Heritage Statement and an archaeological desk-based assessment describe the significance of any heritage assets in accordance with Paragraph 194 of the NPPF.

The archaeological assessment concludes that below-ground remains of archaeological interest may survive in relation to the ancient township boundary, and a limited programme of intrusive archaeological investigation via evaluation trenching is implemented is recommended.

GMAAS supports the application subject to the implementation of the scheme of works. An appropriate condition is attached.

Cadent – No objection. An 'Informative' is advised with respect to Cadents' assets and the infrastructure the obligations of the applicant.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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 also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and

appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy H12 (Purpose Built Student Accommodation) states that the provision of new purpose built student accommodation will be supported where the development satisfied the criteria below:

- 1. Sites should be in close proximity to the University campuses or to a high frequency public transport route;*
- 2. 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;*
- 3. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes;*
- 4. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area;*
- 5. 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;*
- 6. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value;*
- 7. Consideration should be given to provision and management of waste disposal facilities;*
- 8. 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; and,*
- 9. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.*

Policy EC1 (Employment and Economic Growth in Manchester) looks to ensure priorities for economic growth, the Council will support significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to

ensure good national and international connections. Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

Policy EN1 'Design principles and strategic character areas' The proposal's considered to be a high quality scheme in terms of its design and appearance that would enhance the regeneration of the area.

Policy EN3 (Heritage) – states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, 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.

Policy EN4 (Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development) concerns reducing CO₂ emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. The use of building materials with low embodied carbon in new development and refurbishment schemes is also sought.

Policy EN9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN14 (Flood Risk) – refers to flood risk and amongst other issues states that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of green infrastructure.

Policy EN16 (Air Quality) – states that 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. 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.

Policy EN17 (Water Quality) states that developments should minimise surface water run-off and minimise ground contamination into the watercourse construction.

Policy EN18 (Contaminated Land and Ground Stability) - The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled.

In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Policy DC18.1 (Conservation Areas) – relates to development proposals within conservation areas and seeks to preserve and enhance the character of its Conservation Areas by considering the relationship of new structures to neighbouring buildings and spaces, the effect of changes to existing buildings and the desirability of retaining existing features. Consent to demolish a building within a Conservation Area will be granted only where it can be shown that is beyond repair, incapable of beneficial use or where its replacement would benefit the appearance or character of the area.

Policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Corridor Manchester Spatial Framework

Corridor Manchester is a strategically important economic contributor and a key growth area within the city. The Corridor Manchester Strategic Spatial Framework is a long term spatial plan for the Corridor which recognises that there is an inadequate pipeline of space for businesses and institutions within the Corridor to properly grow and realise its potential.

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

Oxford Road Corridor SSF (March 2018)

The Framework intends to support the strategic themes and objectives for the Corridor and guide decision making on planning applications. The Framework recognises the need to accommodate further student accommodation; however, states that this should continue to be controlled in line with the City Council's Core Strategy Policy H12 and led by institutional partners with the wider city regeneration objectives in mind. It should be in line with evidenced demand and be in locations that are within a reasonable walking distance to the heart of the universities. This will include an upgrade of existing stock that is reaching the end of its life as well as additional provision.

Places for Everyone Greater Manchester Joint Development Plan (Draft August 2021)

The draft version of the Places for Everyone Joint Development Plan was published in August 2021 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. As this plan is at an advanced stage it would now be considered as a material consideration for planning applications.

Manchester City Council Report for Resolution - Executive: Purpose Built Student Accommodation Manchester (December 2020)

This report acknowledges the significant economic contribution students make to Manchester whilst they live and study in the city. It also recognises the development of assets within the Oxford Road Corridor area is vital to capture the commercial potential of research and innovation and help to realise the economic potential of the Corridor.

The report states, a high-quality residential offer for students in appropriate locations, is critical for Manchester's Universities ability to attract and retain students in a global market and confirms that accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 4, 5, 11, 12 and 16 are considered relevant to the consideration of this application.

Other legislative requirements

-Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle

The proposal would make efficient use of a previously developed site for an established use at this site. This is a highly sustainable location close to the main Manchester University campuses, within walking distance of the city centre, as set out in planning policy.

It would reuse previously developed land and use vacant buildings and heritage assets sensitively in a manner that would maintain the character and appearance of the host Victoria Park Conservation area.

The scheme would deliver significant economic, social and environmental benefits including job creation, spending in the local economy, providing a catalyst for further regeneration, providing needed purpose-built student accommodation, bringing empty buildings back into effective use and an upgrade to the appearance of the site. On this basis, the proposal is considered to accord with policy and guidance.

Specific planning issues, including the acceptability of purpose-built student accommodation is considered below.

Principle of Purpose-Built Student Accommodation (PBSA)

Policy H12 of the Core Strategy is the main development plan policy for PBSA.

Subject to the criteria in the policy, such development could be supported. Priority is to be given to schemes that are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet the Council's regeneration priorities.

Policy H12 lists criteria developers are 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.

The supporting text to the policy refers to a potential oversupply of student bedspaces in purpose-built accommodation. The site has been used as student accommodation until it was vacated in 2019, due to the buildings not able to meet modern standards.

The proposal meets the policy criteria contained within policy H12 and as such, the principle of an increase in student accommodation on the site can be supported.

Taking each of the 10 criteria in turn, the following commentary and assessment is provided:

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 close to the university campuses and an approximate 5-10 minute walk to the nearest buildings. The site is a short distance from Oxford Road which links the site with the universities and which accommodates a number of high frequency bus services to the universities and beyond.

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 EN5.

An Energy Standards Statement states that the total carbon reduction calculated for the new build elements is approximately 19% over current building regulations, when compared against the current 2013 Part L. It is expected that energy demands and CO2 emissions will be significantly reduced compared to its previous use.

The proposal would incorporate solar control, LED Lighting and heat recovery in ventilation systems. A 'very good' BREEAM rating would be achieved and the proposal meets with both policy EN5 and H12.

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.

The proposal is comparable in scale to both the buildings on the site and surrounding buildings, some of which are of a greater scale, including to the north and west along Oxford Road and Hathersage Road. The site is close to Rusholme district centre where there is a range of retail, food and drink and other commercial uses.

The location is sustainable and accessible and would be marketed as car free. There would be two accessible parking spaces. The proposal would not lead to an increase in on-street parking.

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.

The proposed development would bring back into use a student halls of residence that is currently vacant, showing signs of degradation and no longer meets modern standards.

The proposal would regenerate a brownfield site which could deteriorate and through sensitive refurbishment, would introduce a high quality development which could encourage at nearby neglected sites. It would align with the objectives of the Oxford Road Corridor and contribute to the improvements to the overall appearance of the Victoria Park Conservation Area, as well as introducing activity and vibrancy which is currently lacking due to vacancy and the current condition of the site.

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.

A permanent on-site team would manage the site. Greater Manchester Police (Design for Security) support the proposal subject to the measures outlined within the submitted Crime Impact Statement being implemented.

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 street-scene either from the proposed development itself or when combined with existing accommodation.

The site layout, design, scale and appearance are considered acceptable.

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

The proposal involves the re-use of vacant non-designated heritage assets (St Gabriel's Hall and Woodthorpe), which have heritage value within the Victoria Park Conservation Area. They are in urgent need of repair and restoration, given their age, lack of investment and period of vacancy. They would be reused and refurbished in a manner that respects their status.

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.

A waste Management Strategy provides details of the number of receptacles and recycling arrangements and details of on-site management and collection. Waste would be collected on a weekly basis by a licensed waste carrier and accords with the Council's standards.

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.

A Student Need Assessment which demonstrates a quantitative and a qualitative need for new purpose-built student accommodation.

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

A Viability Statement demonstrates that the amount of development proposed is the minimum necessary demonstrates that the proposal is deliverable. On this basis, it believed that the scheme is deliverable.

In summary, it is considered that the principle of development for this proposal is acceptable and complies with the criteria of policy H12 of the Core Strategy.

Demolition of the Existing Buildings and Alterations

The existing buildings has been vacant since 2019 and no interest is understood to have been made in the intervening period since its last use to either re-use or restore the building.

The derelict nature of the site contrasts with the architectural qualities of both the historic environment and more recent nearby developments. The site occupies a prominent position at the gateway to the conservation area will deteriorate further without investment, as evidence by neighbouring villas.

A Heritage Statement outlines how the proposal would preserve and enhance the character of Victoria Park Conservation Area and the significance of the non-designated heritage assets on the site in accordance with the policies and aims of the NPPF, as well as development policy and overarching legislation.

Some buildings would be demolished or altered to rationalise space and to allow high quality, complementary buildings that would ensure the preservation and enhancement of historic elements.

Buildings and structures have been added to the original St. Gabriel's lodge building, over time, including a 1922 extension and single storey extensions to the rear. These have diminished the original coherence of the built form and have no value or are

detrimental. Their demolition would provide clarity and legibility to the original lodge and chapel.

Woodthorpe is relatively unaltered and therefore requires minimal intervention in terms of demolition or alteration, apart from the removal of the small link structure between Woodthorpe and the Chapel. It is not considered that its removal would enhance the legibility of the forms of Woodthorpe and the Chapel.

The St. David's building does not make a positive contribution to the Conservation Area, and its demolition would create space for the provision of a new building.

The retained buildings are in need of repair and restoration. The majority of windows and doors on both the St Gabriel's and Woodthorpe buildings are not original and have been replaced, more recently at Woodthorpe, which now has UPVC replacement windows. Any newly exposed brickwork and roof replacements following demolition would either be made good or replaced with a similar material.

The chapel would be refurbished to provide shared amenity spaces. It is currently vacant and dated, with signs of deterioration. The areas under St. Gabriel's and in the link building previously used for back of house areas are in a poor condition.

The chapel would be subdivided on the lower floor to form different rooms / spaces if necessary. The Chapel has some historic significance including an exposed roof space and full height original windows facing Oxford Place which would be utilised and enhanced.

The Terrazzo tile entrance floor would be retained and the front doors would be replaced and brought up to modern standards to comply with the recommendations in the Crime Impact Statement.

The proposal would enhance the buildings and their setting, by reinstating the clarity of form to the historically significant elements through the removal of poor quality/ low significance structures that have been added over time, and which currently diminish the character of the buildings and the character of the Conservation Area.

The scheme would provide a long term future for the site in a manner that respects original features of heritage value. It would secure the future of buildings and enhance the gateway into conservation area.

The loss of the buildings to facilitate redevelopment would offer public benefits by leading to environmental, sympathetic improvements, meet housing growth aspirations for the area, provide student accommodation in the correct location and lead to increased vibrancy and vitality in the area, whilst creating direct and indirect employment through the operation of the development and through the construction. On this basis, it is considered that the elements to be demolished in the conservation area can be justified and sustained in order to protect the future of the site.

Redevelopment of the Site and Contribution to Regeneration

The proposal would redevelop a vacant, derelict brownfield site which occupies a prominent position at the gateway to the Victoria Park Conservation Area, Oxford Road corridor and Rusholme district centre.

The loss of existing building elements would support a viable redevelopment, with any perceived harm outweighed by bringing the site back into effective use to the benefit of the area, including through job creation and benefits to the local economy via increased expenditure at local businesses.

On balance, the proposal would have a positive and beneficial effect on the conservation area. It has been sympathetically designed and would enhance the character and appearance of the conservation area and contribute to the ongoing regeneration of the area.

There is a strong link between economic growth, regeneration and the provision of a range of residential accommodation. A key objective for 'The Corridor' is to deliver the accommodation and infrastructure needed to attract students to Manchester and which matches its reputation as a world class place to study, in order to ensure Manchester remains competitive on a global higher education stage. This proposal would support this key objective.

Heritage Impact

There is a need to have special regard to the desirability of preserving the character of conservation areas as outlined within Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 which requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of designated areas. This is supported by policies EN3 and DC18.1 of the Core Strategy, along with Section 16 of the NPPF, which underline the need for due consideration to be given to the impact of new developments on heritage assets

Paragraph 194 of the NPPF states that:

'In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, the level of detail should be proportionate to the asset's importance'.

Paragraph 197 states: *'in determining 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 202 advises that:

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

Paragraph 203 states that proposal should consider:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage assets'.

Paragraph 206 further states:

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, 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'.

The site is in the Victoria Park Conservation Area. None of the buildings on site are listed and there are no listed buildings situated nearby that would be directly affected.

A detailed Heritage Assessment includes a Visual Impact Assessment and has been reviewed by the City Council as Local Planning Authority. It assesses direct and indirect heritage impacts. Direct impacts being the physical alterations to the fabric of buildings and the setting of the site and indirect impacts resulting from changes to experience of the site or the setting of other heritage assets.

There are non-designated heritage assets at the site which merit consideration in planning decisions. The assessment concludes that the circa 1850s building 'The Lodge', the 1963 Chapel and the 1939 Woodthorpe Hall are positive contributors to the character and appearance of the conservation area and are considered to be non-designated heritage assets, whilst the 1922 St Gabriel's residential extension and the St David's Church Hall are neutral contributors and are not considered to be non-designated heritage assets

The proposal seeks to retain and restore the best examples of buildings across the site, maintaining the existing use as student accommodation. Two neutral buildings would be replaced by residential buildings. The new builds would respond effectively and sympathetically to their context, using materials that reflect existing buildings. The height would be appropriate in heritage terms providing a balance between visual impact and viability in order to ensure the holistic refurbishment and redevelopment of the site. There would be a negligible visual impact to the setting of the adjacent Woodthorpe Hall.

The proposal would replace neutral and partially detrimental components across the site with buildings that respond positively to their surroundings. Following closure, the

site has fallen into a state of disrepair and now contributes to a sense of disuse and disrepair which exists along the northern side of Oxford Place. Neighbouring buildings to the east are in a state of neglect and enabling investment is required to facilitate the refurbishment of the buildings on site to prevent further deterioration which would undermine the character and appearance of non-listed heritage assets and the conservation area as a whole.

Notwithstanding this, considerable weight that must be given to preserving or enhancing the character of the conservation area, as set out in within Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. It is considered that on balance and when weighed against the public benefits arising from the reuse and refurbishment of the vacant existing heritage buildings on site, any perceived impact is of neutral or of less than substantial impact which can be sustained in this instance.

The proposal would enhance the character of the conservation area and the significance of the non-designated heritage assets on site, pursuant to the aforementioned policies and relevant guidance contained within the NPPF.

Site Layout

The new buildings would form bookends to the site. The existing buildings would largely be retained in their original form, with demolition proposed to the elements considered to have less heritage value, including the existing 1922 extension to the rear of St Gabriel's lodge, as well as several, later lean-to extensions at the rear which are of little to no merit.



Site context

The existing buildings would predominantly be used for studio bedrooms, with the chapel and lower ground floor areas of St Gabriel's providing amenity spaces.

Plant spaces are proposed to the rear of the site and in the lower ground floor under St. Gabriel's lodge back of house area and external plant, including an air source heat pump and waste/cycle enclosures are proposed.

Entrances to all blocks are accessed off courtyards created between the buildings. The main entrance would be opposite the Chapel, with a concierge at lower ground floor. Areas identified as amenity not within the chapel would be used for management offices, laundry rooms and other service spaces for the students.

The majority of trees would be incorporated into the landscaping to maintain character along Oxford Place. High- quality planting, hard landscaping and legible pedestrian circulation routes are proposed around the site. A reconfigured driveway would accommodate 2 accessible parking spaces and fire service access.



Proposed site layout

Landscaping and Trees

There are trees which are considered to contribute to appearance and character of the area, as well as being of some ecological and amenity value. A Tree Survey has assessed the age and condition of all trees. Details of mitigation planting has also been provided.

The Survey identifies that there are 32 trees on site, which are primarily either Category B or C. Some trees are Category U and are recommended for removal on health and safety grounds.

In order to facilitate the two new buildings, some limited removal of trees would be required. These would be replaced with 23 new trees in addition to 15 retained trees, resulting in an increase of 6. There would also be an 18% increase in soft landscaping.

The City Council's Arboriculturalist has undertaken an assessment of the tree works proposal and considers that whilst the existing trees proposed to be removed do offer some visual amenity value in the area, they would not be deemed to be of high visual amenity as they are set back in the site and do not front Oxford Place.

The proposal would retain the trees fronting the road and realigned the buildings to enable the retention of a number of specimens.

Subject to mitigation planting and BS:5837 being strictly adhered to, the tree works would be acceptable in principle and should not form a barrier to redevelopment. Conditions surrounding tree works, tree protection and mitigation planting are recommended to ensure the value provided by trees is enhanced.

The soft and hard landscaping scheme would provide a high-quality environment and would respond positively to the setting of existing buildings and overall appearance of the conservation area.

The site frontage would look to retain the majority of existing trees to maintain a mature and established character along Oxford Place and through the integration of new, high quality planting and hard landscaping would present a character that would serve to benefit the character and appearance of the site and enhance the experience for occupiers.

Ecology

An Extended Phase 1 Habitat and Day Time Bat Survey concludes that the Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey. The bare ground and amenity grassland are habitats of limited ecological value.

The buildings have been the subject of a daytime bat survey with St Gabriel's Hall considered to offer moderate potential to support a bat roost. The report suggests a minimum of two dusk emergence surveys should be conducted to determine if bats are using the roof void in the east of the building and the external features of the building. No evidence of bat activity was found in the building during the survey. The Chapel is considered to offer negligible potential to support a bat roost. Woodthorpe Hall is considered to offer negligible potential to support a bat roost.

St David's Hall has low potential to support a bat roost. A minimum of one dusk emergence survey was advised to determine if bats are gaining access to the roof void. The trees on site were subject of a ground level assessment to search for features that could support roosting bats and none were found, The trees offer negligible potential to support a bat roost.

A first survey for St Gabriel's Hall in June 2022 recorded no bats emerging from St. Gabriel's Hall or St. David's Hall. Low levels of bat activity were recorded during the surveys and it was recommended that the development can proceed without the need for further survey work.

GMEU consider that the probability of bats being present on site is low and the overall risk to bats as low.

It is accepted that the planned tree replacements and new landscaping would not result in a loss of local biodiversity, but given the potential presence of foraging bats, the installation of bat boxes on retained trees would be a useful biodiversity enhancement.

On this basis, the impact on ecology is considered acceptable. A condition would require the development to include measures to promote biodiversity.

Design, Scale and Appearance

The existing buildings vary between 2 and 5 storeys in scale. Neighbouring the site to the east are residential and student accommodation buildings of 6-8 storeys, which lie outside the conservation area.

To the north is Manchester Royal Infirmary which presents a significant increase in scale on Hathersage Road, as well as 'City Labs' buildings which are a much greater scale, rising to approximately 30- metres in height.

Immediately to the east are villas that form part of the original layout to Victoria Park and are comparable in scale to the existing buildings on the site. On the other side of Oxford Place are two further student accommodation blocks - Burkhardt House and Hulme Hall which are again of a comparable scale to the existing site.

The proposal would respond to its context and involves new buildings to bookend the existing site which would frame the retained St Gabriel's Hall, The Chapel and Woodthorpe.

The new build elements are largely four storeys, increasing to a partial fifth storey to the rear of the western, St. Gabriel's element.



St. Gabriels – details of appearance (extract from Design and Access Statement)

The scale would respond effectively and sympathetically to the scale of existing and neighbouring buildings. A change in elevational treatment relating to the highest element serves to break up the scale and massing of the roof line of St Gabriel's lodge and responds effectively to the 'City Labs' building to the rear of the site, which steps up in height due to its greater scale, as well responding to the increase in scale of the large student accommodation building immediately to the west.

The facade incorporates a simple masonry grid, with reveals to windows to provide modelling and relief to reflect the main St Gabriel's building. To provide natural ventilation to the bedrooms, the facade design includes perforated screens with openable full height glazed windows behind.

A buff colour brick is proposed next to St Gabriel's Hall and a red brick for the block next to Woodthorpe. The brick colour will change for the top level of each building to a dark grey and deeper red respectively to relate to the change in colour of the roofs of both St Gabriel's Hall and Woodthorpe respectively and have been stepped back to reduce the mass of the buildings. Patterned brickwork is proposed to the recesses in the brick grid to give additional depth, visual quality and interest to the gable end and courtyard elevations.

The character and appearance of both St Gabriel's Hall and Woodthorpe would be retained through repair or replacement where necessary.

It is considered that on balance, the appearance of the proposal has sought to reflect the characteristics, colour palette and materials used on existing buildings. The overall impact would be a cohesive, high-quality design which maintains the character of the street-scene and the conservation area.

Amount of Development

The proposal involves 9,686 sqm of gross internal of floorspace, providing 319 student rooms, with 137 studio bedrooms and 102 cluster bedrooms. The accommodation is broken down as follows:

- St. Gabriel's/chapel (refurbished element) – 4 floors, 13 studio rooms and plant and amenity space (1,385 sqm);

- Woodthorpe (refurbished) – 2 floors, 7 accessible studio rooms, 13 studio rooms and 20 cluster rooms (1,123 sqm);

- New build west – 5 floors, 14 clusters, 102 cluster rooms, 1 accessible studio room, 30 studio rooms (3,630 sqm);

- New building east – 4 floors, 1- accessible studio rooms, 123 studio rooms (3,549 sqm).

2,412 sqm of exiting floorspace and 7179 sqm of new floorspace.

Impact to the Highway

The development would be largely car free, with the exception of delivery and emergency vehicles. Two, accessible, electric vehicle charging spaces are proposed. Refuse collection would take place from the north side of Oxford Place following amendments to Traffic Regulation Orders as agreed with Highways.

Vehicular traffic would be confined to a one entry and exit loop in front of St Gabriel's Chapel. Vehicular entry would be gated and controlled. General vehicle access

would be limited to delivery and blue badge holders only during normal parts of the year. Entry would be controlled via a fob and intercom arrangement. Special dispensation would be allowed for moving in/ moving out days.

A 'move in / move out' strategy would be operated with an online booking system which would allocate new or departing residents a timeslot for loading/unloading. This should minimise the impact on Oxford Place and the local road network. A condition has been included which requires the submission and agreement of a more detailed moving in/moving out strategy.

160 secure cycle spaces are proposed plus 18 visitor spaces.

The development is intended to be car free and in a highly accessible location close to the universities. It would not cause any significantly harmful impact to the highway as a consequence of vehicle movements, parking demand or to highway safety.

A resident parking scheme is due to be delivered in Rusholme by mid-2023, where parking bays are to be introduced on the north side of Oxford Place. Aside from waste collection vehicles, any potential vehicles associated with the development would therefore be prohibited from parking on-street adjacent to the site.

The parking scheme would necessitate alterations to the site access for waste collection vehicles. This would require alterations to Traffic Regulation Orders to the northern side Oxford Place, which would need to be agreed as a S.278 agreement.

Residential Amenity

Given the site's edge of centre location, former use, neighbouring residential uses and the busy nature of the surroundings, the introduction of a student accommodation in the area is unlikely to have any detrimental impact to the nearest residential occupiers due to existing background noise levels and levels of activity.

Specific amenity issues are outlined below.

Sunlight/Daylight

The applicant has produced a Daylight Study to assess the impact on existing light levels.

The study uses the industry standard methodology as prescribed by the Building Research Establishment (BRE) and British Standard guidance. The BRE guidance advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight.

The main criteria used in such analysis includes the Vertical Sky Component (VSC) which measures the general amount of light available on the outside plan of a window as a ratio (%) of the amount of total unobstructed sky viewable following the introduction of visible barriers such as buildings.

The relevant BRE recommendations for daylight and sunlight are for VSC, measured at the centre of a window and should be no less than 80% of its former value, where the windows(s) do not meet the criteria. If the VSC at the centre of the window is more than 27% of available light, then the diffuse daylighting will not be adversely affected.

Analysis also involves Annual Probable Sunlight Hours (APSH) which measures the amount potential direct sunlight that is available to a given surface. Only windows which face within 90 degrees of due south need to be assessed. BRE guidance states that windows should continue to receive in excess of 80% of their pre-development value or 25% of available hours over a year / 5% of hours in the winter to be considered well lit.

The study provides analysis of the impact on the 9 nearest affected buildings. Residential properties further away are considered a sufficient distance from the site that they will not be significantly affected. Analysis also takes into neighbouring windows with balconies since they typically received less daylight

The technical analysis concludes that the development relates satisfactorily with the neighbouring buildings in terms of daylight and sunlight.

Of the 431 windows and 330 rooms assessed, 97% of the losses of daylight fall within numerical limits set by the BRE guidance and all of rooms assessed meet the default guidance for sunlight.

The small number of rooms that do not meet the default BRE guidance for daylight amenity do so mainly due to the presence of balconies, which is evident of the impact of the balconies themselves rather than as the main contributor to the relative loss of light as opposed to the development. In any event, the retained daylight levels are considered to be consistent with that of a highly urbanised setting.

On balance, it is believed that the proposed development demonstrates a high level of compliance with the BRE guidance and that the impact upon neighbouring sunlight/daylight levels can be adequately sustained.

Given the above, the impact upon residential amenity is not considered to be significant, particularly given the city centre location of the site and its position adjacent to a major radial route into and out of the city centre.

Noise and disturbance

Core Strategy Policy H12 requires that proposals should have no unacceptable effect on residential amenity in the surrounding area and Policy DM1 similarly requires that new development should not give rise to negative impacts on amenity.

The existing buildings were until recently occupied as student halls of residence and therefore the use is established. Whilst there would be increase in student occupants, it is considered that the nature of neighbouring land uses, the Oxford Road corridor location and the prevalence of student accommodation in area, the

proposal would not give rise to any significantly harmful impacts in terms of activity levels and associated noise and disturbance.

A Noise Assessment has analysed the impact on existing background noise levels. It highlights that the rear facades of St Gabriel's & Chapel Hall, where the proposed external plant is located, will be mechanically ventilated to ensure the impact is reduced to a level where there is a low likelihood of adverse effect. For all other facades, standard double glazing and trickle vents would be sufficient to meet the Council's internal noise level criteria.

Appropriate conditions have been included to ensure that plant equipment will meet the Council's noise criteria. If this can be demonstrated, it is not anticipated that existing background noise levels will be unduly affected.

Overlooking and privacy levels

The proposal provides sufficient spacing between neighbouring buildings to maintain a similar interface distance between the proposed elements and that of the existing buildings. It is not therefore considered that the distance between habitable windows would give rise to harmful overlooking or any subsequent loss of privacy.

The design of the buildings has also been considered to minimise their impact on Oxford Place, having been set back from the boundary to retain the existing mature tree line and a significant proportion of the existing lawn.

The proposed site is situated within an identified by policy has been appropriate for such development and given that the building is situated at the fringe of Rusholme district centre it is not uncommon for developments of a higher density to be sited in such close proximity to each other, with subsequent reduced levels of light and sense of openness being substantially less than suburban areas. On that basis, the impact upon the residential amenity can be sustained in this instance.

Air Quality

An Air Quality Assessment demonstrates that there would be no significant or harmful impact to air quality. The proposal would largely be car free and generate only a small amount of additional traffic on the local road network. All heat and hot water would be all-electric means. As a result, the proposal would not result in any significant emissions once operational.

Any impact during construction would be limited and temporary in duration. Mitigation measures would be implemented to reduce dust emissions and through the use of good practice control measures via the implementation of a Demolition/Construction Management Plan, air quality factors are not considered a constraint to development of the site. A condition has been included to ensure the mitigation measures detailed within the assessment, during and post construction are adhered to, as well the need to implement a Demolition/Construction Management Plan.

Accessibility

The main entrances lead directly to the circulation cores, which provide access to all floor levels. Each level is served by lift and stair core containing two passenger lifts. All rooms are located along wheelchair accessible routes from the vertical circulation cores. The internal circulation strategy would be developed to meet the requirements for Approved Document Part M of the Building Regulations.

The proposal would have 5% accessible/adaptable bedrooms and studios. It would not be feasible to retro-fit a lift into both St Gabriel's Lodge (albeit a lift will serve both levels of the amenity space) and Woodthorpe given the tight circulation spaces and level changes on upper floor levels that cannot be overcome with compliant ramps due to space constraints. The landscape around the ground floor of Woodthorpe has been developed to give level access to all rooms to allow 7 of the 18 Accessible Studios to be in the existing building.

Flood Risk/Surface Water Drainage

The site is located within Flood Zone 1, where a low risk of flooding is anticipated (indicating an annual probability of fluvial flooding of less than 1 in 1,000).

A Flood Risk Assessment and Outline Drainage Strategy has been considered by the City Council's Flood Risk Management Team who advise that conditions should be included which require the submission of further design details and details of a clear adoption policy to ensure effective management and maintenance of the scheme thereafter. If these measures are successfully implemented, the strategy is in principle considered acceptable.

Crime and Security

A Crime Impact Statement has been reviewed by Greater Manchester Policy (Design for Security and provided the physical security measures detailed are implemented, the proposal can be supported from a crime and security perspective. A condition has been recommended.

Waste Management

A waste Management Strategy provides details of an appropriate number of receptacles and recycling arrangements, together with details of on-site management and collection. Waste would be collected on a weekly basis from the roadside. A condition would require the submission and approval of a detailed waste management strategy details of estimated volumes of waste, details of internal and external waste stores, receptacle capacity/numbers, recycling arrangements, waste transfer details and collection frequency. Subject to such details being agreed, it is believed that satisfactory waste management arrangements are capable of being accommodated at the site.

Ground Conditions

A Risk Assessment identifies land contamination and / or geo technical constraints, and any need for additional investigation or remediation. All risks identified are either

'moderate' or 'low' and recommendations for intrusive investigation are made. This is accepted by Environmental Health. A Phase 2 Assessment should be completed in accordance with the recommendations contained within Phase 1 assessment and a condition is recommended. A further condition would require a verification report to demonstrate the work is completed in accordance with agreed methodology.

Archaeology

An archaeological assessment concludes that below-ground remains of archaeological interest may survive, especially those pertaining to the ancient township boundary, and recommends that a limited programme of intrusive archaeological investigation via evaluation trenching is implemented in advance of development

GMAAS accepts the conclusions and recommendations of the submitted desk-based assessment. An appropriation condition is recommended and included which will secure the implementation of a programme of archaeological works to be monitored by GMAAS.

Climate Change

City Council policy requires that developers focus on achieving low carbon and energy efficient developments and therefore development should be expected to demonstrate its contribution to these objectives.

The site is situated within a highly sustainable location with excellent access to a range of amenities and public transport and within walking distance of the nearby universities which the proposal is intended to serve.

The proposal harnesses the objectives of sustainable development as advocated by the National Planning Policy Framework (NPPF), which seeks to provide development in sustainable locations, which will support strong, vibrant and healthy communities and contribute to building a strong, responsive and competitive economy.

The proposal is supported by an Environmental Standards Statement which indicates that the total carbon reduction calculated for the new build elements is approximately 19% over current building regulations, when compared against the notional benchmark development utilising the current 2013 Part L CO2 emission factors.

Pursuant to Policy EN4 of the Core Strategy, the proposal has been designed to include several sustainable design features including effective solar control, LED lighting, and heat recovery in ventilation systems. Further, the proposal will utilise building materials with low embodied carbon.

The scheme is targeting a minimum 'Very Good' rating under the Building Research Establishment Environmental Assessment Method.

A condition has been included which will require verification as to environmental standards achieved to reflect those outlined within the Environmental Standards Statement.

Construction Management

To make sure construction and demolition is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part of the city, a condition is included which requires the submission and approval of a construction management/demolition plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 Director 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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Conditions to be attached to the decision

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:

Drawings referenced 10349-SHP-Z0-A-B5D8-XP-XX-001, 10349-SHP-Z0-A-B5D8-G100-EL-XX-00, 10349-SHP-Z0-A-B5D8-G100-EL-XX-002, 10349-SHP-Z0-A-B5D8-G100-PL-00-001, 10349-SHP-Z0-A-B5D8-G100-PL-01-001, 10349-SHP-Z0-A-B5D8-G100-PL-01-001, 10349-SHP-Z0-A-B5D8-G100-PL-02-001, 10349-SHP-Z0-A-B5D8-G100-PL-03-001, 10349-SHP-Z0-A-B5D8-G100-PL-04-001, 10349-SHP-Z0-A-B5D8-G100-PL-RF-001, 10349-SHP-Z0-A-B5D8-JC20-PL-00-001, 10349-SHP-Z0-A-B5D8-JC20-PL-01-001, 10349-SHP-Z0-A-B5D8-JC20-PL-02-001, 10349-SHP-Z0-A-B5D8-JC20-PL-03-001, 10349-SHP-Z1-A-B5D8-G200-EL-XX-001, 10349-SHP-Z1-A-B5D8-G200-EL-XX-002, 10349-SHP-Z1-A-B5D8-G200-EL-XX-003, 10349-SHP-Z1-A-B5D8-G200-PL-00-001, 10349-SHP-Z1-A-B5D8-G200-PL-01-001, 10349-SHP-Z1-A-B5D8-G200-PL-02-001, 10349-SHP-Z1-A-B5D8-G200-PL-LG-001, 10349-SHP-Z1-A-B5D8-G200-PL-RF-001, 10349-SHP-Z1-A-B5D8-JC20-EL-EN-001, 10349-SHP-Z1-A-B5D8-JC20-EL-ES-001, 10349-SHP-Z1-A-B5D8-JC20-EL-XX-001, 10349-SHP-Z1-A-B5D8-JC20-EL-XX-002, 10349-SHP-Z2-A-B5D8-G200-EL-XX-001, 10349-SHP-Z2-A-B5D8-G200-EL-XX-002, 10349-SHP-Z2-A-B5D8-G200-EL-XX-003, 10349-SHP-Z2-A-B5D8-G200-PL-00-001, 10349-SHP-Z2-A-B5D8-G200-PL-01-001, 10349-SHP-Z2-A-B5D8-G200-PL-RF-001, 10349-SHP-Z2-A-B5D8-JC20-EL-XX-001, 10349-SHP-Z2-A-B5D8-JC20-EL-XX-002, 10349-SHP-Z2-A-B5D8-JC20-EL-XX-003, 10349-SHP-Z3-A-B5D8-G200-EL-EE-001, 10349-SHP-Z3-A-B5D8-G200-EL-EN-001, 10349-SHP-Z3-A-B5D8-G200-EL-EN-002, 10349-SHP-Z3-A-B5D8-G200-EL-ES-001, 10349-SHP-Z3-A-B5D8-G200-EL-ES-002, 10349-SHP-Z3-A-B5D8-G200-EL-EW-001, 10349-SHP-Z3-A-B5D8-G200-PL-00-001, 10349-SHP-Z3-A-B5D8-G200-PL-01-001, 10349-SHP-Z3-A-B5D8-G200-PL-02-001, 10349-SHP-Z3-A-B5D8-G200-PL-03-001, 10349-SHP-Z3-A-B5D8-G200-PL-04-001, 10349-SHP-Z3-A-B5D8-G200-PL-RF-001, 10349-SHP-Z3-A-B5D8-G251-DE-TY-001, 10349-SHP-Z3-A-B5D8-G251-DE-TY-002, 10349-SHP-Z3-A-B5D8-G251-DE-TY-003, 10349-SHP-Z4-A-B5D8-G200-EL-EE-001, 10349-SHP-Z4-A-B5D8-G200-EL-EN-001, 10349-SHP-Z4-A-B5D8-G200-EL-EN-002, 10349-SHP-Z4-A-B5D8-G200-EL-ES-001, 10349-SHP-Z4-A-B5D8-G200-EL-ES-002, 10349-SHP-Z4-A-B5D8-G200-EL-EW-001, 10349-SHP-Z4-A-B5D8-G200-PL-00-001, 10349-SHP-Z4-A-B5D8-G200-PL-01-001, 10349-SHP-Z4-A-B5D8-G200-PL-02-001, 10349-SHP-Z4-A-B5D8-G200-PL-03-001, 10349-SHP-Z4-A-B5D8-G200-PL-04-001, 10349-SHP-Z4-A-B5D8-G200-PL-RF-001, 10349-SHP-Z4-A-B5D8-G251-DE-TY-001, 10349-SHP-Z4-A-B5D8-G251-DE-TY-002, 10349-SHP-Z4-A-B5D8-G251-DE-TY-003, 0919-RFM-XX-00-DR-L-0001-S2-P03, 0919-RFM-XX-00-DR-L-0003-S2-P03, 0919-RFM-XX-00-DR-L-0004-S2-P01 and 0919-RFM-XX-00-DR-L-0005-S2-P01 received by the City Council as Local Planning Authority on 25 October 2022.

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

3) Prior to the commencement of a phase of the development, all materials to be used on all external elevations of that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, vents, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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 Manchester Core Strategy.

4) Prior to the commencement of demolition/development, a construction management and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) No demolition or alteration by way of substantial partial demolition shall take place until arrangements have been put in place to secure the implementation of the development hereby approved. These details shall be submitted to and approved in writing by the City Council as Local Planning Authority and shall include details of deliverability and the timescale for carrying out the redevelopment.

Reason - To prevent unnecessary demolition and to ensure redevelopment take place following demolition of the existing building, pursuant to saved policy DC18.1 of

the Unitary Development Plan for the City of Manchester and policies EN3 and SP1 of the Manchester Core Strategy.

6) The development hereby approved shall be carried out in accordance with details contained within the Energy Standards Statement received by the City Council as Local Planning Authority on 25 October 2022, A post construction review certificate/statement shall be submitted for approval prior to first occupation of the development hereby approved.

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

7) The new buildings hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as Local Planning Authority, before any of the new 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 Manchester Core Strategy, , and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

8) Prior to the commencement of development (with the exception of demolition), a programme of archaeological works shall be undertaken in line with the 'Written Scheme of Investigation (WSI) for an Archaeological Evaluation: St Gabriel's, Oxford Place, Manchester' (dated 15 May 2022), received by the City Council as Local Planning Authority on 25 October 2022.

The works are to be undertaken in accordance with the WSI, which covers the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological evaluation trenching;
 - pending the results of the above, an open-area excavation (subject to a revised WSI).
2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework.

9) Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

10) The development hereby approved shall be implemented in accordance with the submitted Phase I Preliminary Risk Assessment prepared by RSK Geosciences, dated February 2022 (Ref: 11671 RO1 (01), received by the City Council as Local Planning Authority on 25 October 2022. 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.

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 Manchester Core 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 Manchester Core Strategy.

11) When the development commences, the development shall be carried out in accordance with a 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. No occupation of the development shall take place until the completion/verification report is submitted to and approved 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 SP1 of the Manchester Core Strategy.

12) The development hereby approved shall only be implemented in accordance with the physical security specifications outlined within sections 3 and 4 of the submitted Crime Impact Statement (Ref:2022/0179/CIS/01 - version A) dated 9 June 2022, received by the City Council as Local Planning Authority on 25 October 2022.

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

13) Notwithstanding details submitted, prior to commencement of development (excluding demolition) a scheme for surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

- A finalised drainage layout showing all components, outfalls, levels and connectivity, including connectivity to the public sewer and compliance with easements where applicable;

- Hydraulic calculation of the proposed drainage system consistent with the finalised drainage layout; including evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

-Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

-Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

14) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a 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;
- As built construction drawings if different from design construction drawings;
- 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 prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

15) (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than those identified with the submitted Arboricultural Impact Assessment (Ref. 22/AIA/MAN/33) received by the City Council, as Local Planning Authority on 25 October 2022.

(b) 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 Manchester Core Strategy.

16) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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 Manchester Core Strategy.

17) Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

18) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

19) Prior to any site clearance or earthworks a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing 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 and to comply with policy EN15 of the Manchester Core Strategy

20) Notwithstanding the details shown on drawing and documents referenced 0919-RFM-XX-00-DR-L-0001-S2 P03, 0919-RFM-XX-00-DR-L-0003-S2 P03, 0919-RFM-XX-00-DR-L-0004-S2 P01 and 0919-RFM-XX-00-DR-L-0005-S2 P01, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme (including replacement tree planting) 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 Manchester Core Strategy.

21) The development hereby approved shall include a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of each phase (save for the enabling works phase), full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of each phase and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy.

22) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

23) Notwithstanding the details contained within the Framework Travel Plan submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
- (2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and 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 (2) above shall be submitted to the City Council as local planning authority for approval. 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 reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

24) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on drawings referenced 10349-SHP-Z0-A-B5D8-G200-EL-XX-001-P01 and 10349-SHP-Z0-A-B5D8-G100-PL-00-001-P01 received by the City Council as Local Planning Authority on 25 October 2022. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

25) Notwithstanding details submitted, prior to first occupation of the development hereby approved, full details of an electric car charging point shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the apartments.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

26) The accessible car parking spaces indicated on drawing referenced 10349-SHP-Z0-A-B5D8-G100-PL-00-001-P01 received by the City Council as Local Planning Authority on 25 October shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied. The parking spaces shall be available for use at all times whilst the development is occupied.

Reason - To ensure that there is adequate accessible car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

27) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships;
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal;
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour

recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

28) Prior to the first occupation of the development hereby approved, a moving in and out management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of managing the impact of the development on the car parking area and local highway network during moving in and out periods of activity pursuant to policies T2 and DM1 of the Manchester Core Strategy.

29) a) Any externally mounted ancillary plant, equipment and servicing to be installed 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. Prior to its installation, the scheme, including any necessary mitigation, shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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 saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

30) The buildings hereby approved shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences.

b) Prior to occupation of the building hereby approved a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the

recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

31) Notwithstanding details submitted, the development hereby approved shall not be occupied until there has been submitted to and approved in writing by the City Council as Local Planning authority a plan indicating the positions, design, materials and type of any new boundary treatment to be erected. The boundary treatment shall be completed before the development hereby approved is occupied and shall thereafter be retained.

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 in order to comply with policies SP1, EN3 and DM1 of the Manchester Core Strategy.

32) Notwithstanding the TV and Radio Reception Survey (issue 0.2) received by the City Council, as Local Planning Authority on the 25 October 2022, within one month of the practical completion of the development hereby approved and at any other time during the construction of the development, if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area, a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out within one month of the study being approved in writing to the City Council as Local Planning Authority.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Manchester Core Strategy.

33) Prior to occupation, full details of all necessary off-site highway works to be implemented via a S.278 agreement, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include:

- The resurfacing of the footway adjacent to the development (on the north side of Oxford Place), together with the reinstatement of any redundant vehicle crossovers adjacent to the application site on Oxford Place.

-Changes necessary to widen the access and egress to the vehicle loop around the chapel which would necessitate resident parking zone bays changes and an amendment to Traffic Regulation Order

-Amendments to existing TRO's (i.e double yellow lines) along Oxford Place to facilitate refuse collection.

-Any necessary mitigation works which arise from the submission of a Road Safety Audit (RSA1) which will required to inform the S.278 agreement.

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed works.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

34) The development hereby approved shall be used as purpose-built student accommodation only (sui generis) and for no other purpose (including serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights)

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

35) Prior to the first operation of the development hereby approved, a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

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: 135278/FO/2022 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:

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Urban Design & Conservation
Work & Skills Team
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Rusholme, Fallowfield & Moss Side Civic Society
Environmental Health
MCC Flood Risk Management
Neighbourhood Team Leader (Arboriculture)
Urban Design & Conservation
Work & Skills Team
Greater Manchester Ecology Unit
Rusholme, Fallowfield & Moss Side Civic Society
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit

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

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