

**MANCHESTER CITY COUNCIL**

**PLANNING AND HIGHWAYS**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**on planning applications to be considered by  
the Planning and Highways Committee**

**at its meeting on 18 January 2024**

**This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 18 January 2024

**Item No.** 5

**Application Number** 137399/FO/2023

**Ward** Ardwick Ward

**Description and Address**

Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings

Land Bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester M13 9TD

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**1. Public opinion**

A letter of support has been received from the 'Growth Company' – a social enterprise based in Manchester which aims to enable growth, create jobs and improve lives. The combined proposals would create around 5,800 jobs plus 1,900 construction and 3,600 operational jobs. The potential skills, training and employments benefits are substantial.

The proposal presents a special opportunity to create an exciting platform which would benefit the local area for many years to come. The Growth Company supports the skills, training and employment opportunities presented by the application.

**2. Director of Planning**

The recommendation remains Minded to Approve subject to the signing of a section 106 agreement and planning conditions.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 18 January 2024

**Item No.** 6

**Application Number** 137401/FO/2023

**Ward** Ardwick Ward

**Description and Address**

Full planning application for the demolition of existing buildings and erection of three 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works

Land Between Upper Brook Street, Kincardine Road and Grosvenor Street, Manchester

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**1. Public opinion**

A letter of support has been received from the 'Growth Company' – a social enterprise based in Manchester which aims to enable growth, create jobs and improve lives. The combined proposals would create around 5,800 jobs plus 1,900 construction and 3,600 operational jobs. The potential skills, training and employments benefits are substantial.

The proposal presents a special opportunity to create an exciting platform which would benefit the local area for many years to come. The Growth Company supports the skills, training and employment opportunities presented by the application.

**2. Director of Planning**

The recommendation remains Minded to Approve subject to the signing of a section 106 agreement and planning conditions.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 18 January 2024

**Item No.** 8

**Application Number** 130387/FO/2021

**Ward** Hulme Ward

**Description and Address**

Erection of a part 7, part 9 storey purpose built student accommodation building comprising 146 bed spaces (Sui Generis use class) with ancillary amenity space, a ground floor community hub (proposed for Use Classes F2(b), E(b), E(3), E(f)) and associated landscape works and infrastructure

The Former Gamecock Public House, Boundary Lane, Manchester M15 6GE

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**1. Residents**

The Guinness Partnership wrote on behalf of their residents to formally object on the grounds of the height of the proposal and the impact on Cooper House, aesthetically and from a daylight perspective.

The Guinness Partnership also note that the applicant is looking to locate disabled parking provision on Camelford Close and use the same as vehicular access to the development. Guinness are the current long leaseholder of land including Camelford Close which isn't an adopted highway. Guinness have not been approached for consent for the same, which they consider to be a material consideration.

At the time of the previous application being reported to Planning and Highways Committee on the 16 November 2023 a late representation included the following information:

Further comments have been received from 31 residents on the grounds that:

- Hulme residents should not be subjected to further purpose-built student accommodation and the impacts of transient students being intoxicated and causing noise nuisance. Students don't pay council tax.
- Hulme needs a community-based building or land use that includes social housing. There is an alternative plan that should be considered.
- The scheme houses students in cells. Manchester is turning into a university which is not sustainable, this is an attempt at the eradication of Hulme community. Developers should refurbish existing student housing blocks.
- The block overlooks, overshadows and removes natural light to existing residents. This would also affect an outdoor communal space for residents suffering from vitamin D deficiency. The height and size of the building is too large for the area.

- The scheme would impact on Air Quality introducing traffic and removing trees during a climate crisis.
- The scheme is for profit and does not benefit Hulme, the scheme will impact on existing infrastructure. The Church Inn pub has just been lost.
- Comment from Manchester Students Renters Union that development for PBSA that charges £230 per week are harmful to the working-class residents of Hulme being pushed out by gentrification and to working class students. The local area does not have amenities to support students. Over 100 students enrolled at Manchester University, Manchester Metropolitan University and Futureworks have signed a petition urging the council to block the block in favour of social housing.

One comment in support had been received on the grounds that the development fits in with other student accommodation and is of a similar height to surrounding buildings.

## **2. Applicant**

Updated Bat Survey information was submitted stating that there no new evidence of bat roosts has been recorded. The updated survey reference would need to be included within the specified plans condition in the event of an approval. Conditions included in the report to committee are sufficient.

## **3. Director of Planning**

The representations received do not raise any additional issues to those explored in the report to committee.

The recommendation of the Director of Planning is still Minded to Approve, subject to a legal agreement containing affordable rent obligations for up to 20% of all bed spaces being advertised as being below market rent level in each academic year.

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 18 January 2024

**Item No.** 9

**Application Number** 138302/FO/2023

**Ward** Cheetham Ward

**Description and Address**

Erection of a part 25 and part 15 storey residential building comprising 154 apartments (Use Class C3a) with ground floor commercial uses (Use Class E), together with associated resident's amenity space, cycle parking, substation, servicing, and associated landscaping works following demolition of existing buildings.

1 Park Place, Manchester M4 4EZ

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**1. Director of Planning**

The report incorrectly refers to the affordable housing being provided on a Shared Ownership basis. The affordable housing would be discounted market sales i.e. sold at a minimum of 20% discount on the market rate.

The recommendation remains Minded to Approve subject to the signing of a section 106 agreement and planning conditions.