

Application Number	Date of Appln	Committee Date	Ward
101075/MO/2012/S1	30th Nov 2012	14th Feb 2013	Hulme Ward

Proposal Reserved Matters application (access, appearance, layout and scale) for the erection of 73 four storey townhouses (comprising of 876 student bedrooms) and a six storey block of 37 flats (comprising of 295 student bedrooms) with ancillary office accommodation, three retail units and laundry facilities on the ground floor, following granting of Outline approval granted under application 095557FO/2011/S1

Location Land Adjacent To Stretford Road, Old Birley Street, Princess Road, Bonsall Street, Hulme, Manchester, M15

Applicant Mr Connor McAlorum, Manchester Metropolitan University, Capital Projects Office, MMU All Saints Building, Oxford Road, Manchester, M15 6BH

Agent Mr Dan Spencer, GBBS, C/o GWP Architecture, Bracken House, 1 Lidgett Lane, Leeds, Yorkshire, LS8 1PQ

Description

This application relates to the five sites which form the outline element of Manchester Metropolitan University's (MMU) planning permission (ref. 095557/FO/2011/S1) for a new university campus on the Birley Fields site. Construction of the academic block, multi-storey car park and energy centre is underway and this application is seeking reserved matters approval for the access, appearance, layout and scale of the student accommodation. A reserved matters application for the landscaping associated with the student accommodation has been submitted separately (ref. 101204/MO/2012/S1) and is currently out to consultation.

The sites consist of vacant, previously developed land which was created following the demolition of the deck-access flats in the mid 1990's. The sites are now predominantly covered in grass and trees and were used for informal recreation by the local community until they were fenced-off by construction hoardings.

The predominant building use to the north and west of the site is residential. Buildings are either brick or constructed from a cladding system and typically three to four storeys in height, though taller at the junction of Stretford Road and Royce Road (8 storeys) and with the Homes for Change building (6 storeys). Along Stretford Road retail, religious, pub/restaurant, school, library and health related facilities are located including a dentist and pharmacy. Student accommodation is also located between the Birley Fields site and Higher Cambridge Street. To the south of the site stands Turing House and Lovell House, in Class B1 (office) and Class D1 (non-residential institution) use respectively.

The academic block, multi-storey car park and energy centre are located centrally within the site, while the proposed student accommodation is to be sited on the periphery and will consist of:

- Plot A is located at the junction of Stretford Road and Old Birley Street and will consist of 3 terrace blocks of nineteen 4 storey townhouses which provide 228 bed spaces.
- Plot B is located to the north of the Old Birley Street/George Parr Road junction and will consist of 4 terrace blocks of twenty two 4 storey townhouses which provide 264 bed spaces.
- Plot C is located to the east of Ormsgill Street and will consist of 3 terrace blocks of fifteen 4 storey townhouses which provide 180 bed spaces.
- Plot D is located along the Stretford Road frontage and will consist of a pair of 6 storey buildings providing 37 flats providing 295 student bed spaces, 3 retail units on the ground floor and an administration hub.
- Plot E is located between Stretford Road and Bonsall Street and will consist of 3 terrace blocks of seventeen 4 storey townhouses which provide 180 bed spaces.

A total of 1171 bed spaces are proposed, 876 in the 73 townhouses and 295 in the 37 flats. In addition to the student accommodation, retail offer and administration hub, the applicants are proposing to implement a comprehensive landscaping scheme, though as noted above this reserved matter is being dealt with under a separate application.

Consultations and Notifications

Local Residents – Seven letters have been received from local residents, the main points of which are outlined:

- The proposed accommodation should not be higher than Meridian Square.
- There is already too much student accommodation in the area, if approved this development will add to the disamenity associated with student accommodation.
- The Metroshuttle route extension should be ensured.
- 2.25 metre high fencing associated with the proposed accommodation is not typical in the area and creates a negative image of the community. Fencing should be limited to 1.8 metres in height and certainly not increased to the 2.4 metres, suggested by the applicants' Crime Impact Statement, that you associate with crime hotspots.
- It is vital that the residents parking zone is in place before the buildings are completed
- The mature trees on site should be protected.
- The public should continue to have access to the green areas proposed by the plan.

One local resident supports the proposal in general and believes it is good that the site is being used for educational purposes and not for private development.

However, they have questioned the need for the total number of bed spaces proposed.

Central Regeneration Team – The proposals presented by MMU offer the opportunity to significantly complete the regeneration of Hulme – a process that has been in motion since the early 1990's. The development of the Campus and the supporting social, economic, educational and environmental actions that will be taken by the University will ensure that there are major economic, education, social and community opportunities for local residents. It also offers an opportunity to create greater connections between local communities and the work of the Corridor Partnership and its institutions.

Strategic Area and Citywide Support – Have suggested a number of conditions designed to protect residential amenity, e.g. noise insulation, fume extraction and hours of operation.

Contaminated Land Section – Recommend that a contaminated land condition be attached to any approval issued.

Citywide Support (Highways) – Have confirmed that the highways issues were addressed at outline stage and have raised no objections to the proposal.

Neighbourhood Services – The trees to be removed are of low to medium value and are not considered to be worthy of protection of a tree preservation order, as such there is no objection to the proposed works. A suitable tree replacement programme should be incorporated into the scheme.

Environment Agency – Require the imposition of a condition concerning surface water drainage.

Greater Manchester Police (GMP) – No objections to the proposal have been raised.

Issues

The National Planning Policy Framework (NPPF) – The NPPF was published on the 27th March 2012 and replaces and revokes a number of Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining planning applications. It does not change the statutory status of the development plan, i.e. the Core Strategy, as the starting point for decision making and it states further that development that accords with an up-to-date local plan, such as the Core Strategy, should be approved unless other material considerations indicate otherwise.

The NPPF states that the planning system must contribute to the achievement of sustainable development and that there are three dimensions to this: economic, social and environmental. It has introduced a set of 12 Core Principles that should

underpin both plan-making and decision-taking, these 12 principles are that planning should:

- Be genuinely plan-led,
- Not simply about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places,
- Proactively drive and support sustainable economic development to deliver the homes, businesses/industrial units, infrastructure and thriving local places that the country needs,
- Always seek to secure high quality design and a good standard of amenity,
- Take account of the different roles and character of different areas,
- Support the transition to a low carbon future,
- Contribute to conserving and enhancing the natural environment and reducing pollution,
- Encourage the effective use of land,
- Promote mixed use developments,
- Conserve heritage assets in a manner appropriate to their significance,
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable,
- Take account of and support local strategies to improve health, social and cultural well being for all.

The Manchester Core Strategy was adopted on 11th July 2012 after having been found to be sound after an Examination in Public. It represents the most up to date planning policy position as will be outlined later on in this report.

North West of England Plan Regional Spatial Strategy (RSS) to 2021 (adopted September 2008) – In July 2010 the Secretary of State announced the revocation of RSS, although this decision was subject to a successful High Court Challenge, where it was subsequently reinstated. It is still the Government's intention to abolish RSS but until such time it still forms part of the Development Plan

The Regional Spatial Strategy (RSS) for North West England provides a framework for development and investment in the region over the next fifteen to twenty years. It establishes a broad vision for the region and its sub-regions, priorities for growth and regeneration, and policies to achieve sustainable development across a wide range of topics – from jobs, housing and transport to climate change, waste and energy. The following policy is considered to be of relevance in this instance:

Policy DP1, *Spatial Principles* – The following principles underpin the RSS

- promote sustainable communities;
- promote sustainable economic development;
- make the best use of existing resources and infrastructure;
- manage travel demand, reduce the need to travel, and increase accessibility;
- marry opportunity and need;
- promote environmental quality;
- mainstreaming rural issues;

- reduce emissions and adapt to climate change.

Policy DP4, *Make the Best Use of Existing Resources and Infrastructure* – Priority should be given to developments in locations consistent with the regional and sub-regional spatial frameworks which build upon existing concentrations of activities and existing infrastructure and which do not require major investment in new infrastructure, including transport, water supply and sewerage. Where this is unavoidable development should be appropriately phased to coincide with new infrastructure provision. It states further that development should accord with the following sequential approach:

- first, using existing buildings (including conversion) within settlements, and previously developed land within settlements;
- second, using other suitable infill opportunities within settlements, where compatible with other RSS policies;
- third, the development of other land where this is well-located in relation to housing, jobs, other services and infrastructure

Policy MCR 2, *Regional Centre and Inner Areas of Manchester City Region*, states that plans and strategies should ensure that the Regional Centre of the Manchester City Region continues to develop as the primary economic driver, providing the main focus for business, retail, leisure, cultural and tourism development in the City Region. It states that the expansion of the knowledge economy throughout the Regional Centre, and particularly related to the Universities and Central Manchester hospitals, will be a particular priority.

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

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

Policy SP1, *Spatial Principles* – This states that the key spatial principles which will guide the strategic development of Manchester to 2027 are:

- The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
- The growth of Manchester Airport will act as a catalyst for the regional economy, and will also provide the impetus for a second hub of economic activity in this part of the City.
- Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres

which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

- The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.
- The City's network of open spaces will provide all residents with good access to recreation opportunities. The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved.
- New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

Core Development Principles, Development in all parts of the City should:-

- Make a positive contribution to neighbourhoods of choice including:-
 - i) creating well designed places that enhance or create character.
 - ii) making a positive contribution to the health, safety and wellbeing of residents
 - iii) considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - iv) protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

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

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

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

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

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

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

Policy H 12, *Purpose Built Student Accommodation* – This policy states that the provision of new purpose built student accommodation will be supported where the development satisfies the criteria below. Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.

- Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.
- The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure.
- 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.
- 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.

- 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.
- Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.
- Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value.
- Consideration should be given to provision and management of waste disposal facilities within the development at an early stage.
- 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 bed spaces.
- Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.

Policy EN9, *Green Infrastructure* – This policy states that 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 accordance 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 T 2, *Accessible Areas of Opportunity and Need* – This policy states that the City 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 and to ensure good national and international connections, and
- is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.

Manchester Student Strategy – One of the recommendations of the student strategy is to “Provide a better accommodation offer for students in appropriate locations”. The strategy expands on this by stating that there should be the provision of additional managed accommodation in locations accessible to the university

campus, which would encourage a reduction in pressure on some neighbourhoods. This provision of additional managed accommodation should focus on sites within the main university area and on the fringe of the City Centre, Birley Fields and the Fallowfield campus. The following criteria would be used to assess any proposal regarding purpose built student accommodation:

- Sites should be easily accessible to the University campus by walking, cycling and public transport.
- High density developments should be sited in locations where this is compatible with existing developments and where retail facilities are within walking distance.
- Proposals should not lead to an increase in on-street parking in the surrounding 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; and by closely integrating 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.
- 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.
- Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing student accommodation.
- Consideration should be given to provision and management of waste disposal facilities within the development at an early stage.
- The developer will be required to demonstrate that there is a demand for additional student accommodation in terms of waiting lists for existing places.

Central Manchester Strategic Regeneration Framework (SRF) – The application site sits within the boundaries of this SRF. The SRF has designated four growth corridors with the aim of creating a broad and flexible economic base and ensuring the area is able to take advantage of changing economic trends and growth sectors.

The SRF states that one of the growth corridors, the *Knowledge Corridor*, is the single most important driver of economic change within the area and that activity around the expansion of MMU, along with the Manchester University, is to be strengthened. The SRF states further that there is a real need to translate the economic power of investment in this area into local economic benefit.

Principle of the Proposal – The principle of student accommodation on this site, along with the number of bed spaces proposed, has already been established with the granting of the outline planning permission (ref. 095557/FO/2011/S1) in February

2012. Notwithstanding this, consideration must still be given to the proposal's impact upon existing levels of residential amenity, pedestrian/highway safety and tree coverage.

Access for Disabled – In order to develop a realistic and sustainable Inclusive Policy the applicant has reviewed statistics from the university to establish current and future demands for accommodation to suit the needs of disabled people. This review revealed a 0.13% average of wheelchair users per total number of students.

The accommodation proposed is generally accessible by all, however the number of rooms being provided for occupation by wheelchair users is 1.6% of the total accommodation being provided, i.e. 20 rooms, which is in excess of the current/historical demand for wheelchair users at the university. This 1.6% includes four rooms with access available to the adjoining room for use/occupation by a carer. All of the accessible rooms are to be provided in the flats to be erected on Plot D.

The townhouses will be suitable for ambulant disabled residents. The ground floor w.c. is accessible and stairs throughout this type of accommodation is limited to 8 risers between landings to give users a shorter travel distance between resting points.

Overall the level of accessible accommodation is welcomed.

Design – Originally the applicants proposed to provide the student accommodation solely in the form of flat blocks. However, upon further consideration they felt a townhouse approach would be more appropriate as it would have less of an impact in terms of massing and also be more representative of the housing stock in the Hulme area. The only flats to be erected on the site form part of the central cluster which includes the retail offer and administration hub at ground floor level.

The townhouses would be constructed from a mix of brick and cladding panels and a variety of window sizes are to be used to add interest to the facades. In addition, each block would have a mix of flat and pitched roofs to help break up the massing and feature panels are to be used at the corners to provide further modelling.

The flat blocks are to be constructed from a mix of brick, cladding panels and metal standing seam panels. Modelling to the elevations is provided at the corners and along the longer frontages with projecting elements and ground floor entrances are accentuated by full height glazing.

While the design of the proposal is considered acceptable overall, the applicants have been requested to investigate the possibility of including additional windows and modelling in the side elevations with street frontages in order to provide more natural surveillance and interest.

Siting – The proposed accommodation has been sited to create a presence along the streets running around the periphery of the site, except for a portion of the site along Old Birley Street where the accommodation has been set further back to allow for the retention of a number of existing trees.

Height – The townhouses (Plots A-C and E) are 11 and 14 metres high at the eaves and the ridge respectively. This is lower than the outline consent for these plots which was 20, 25 and 38 metres for Plots A and B, Plot C and Plot E respectively. The main element of the 2 flat blocks (Plot D) are 17.2 and 18½ metres high which is lower than that allowed under the outline planning permission, i.e. 20 metres. Given that the proposed accommodation is lower than that allowed under the outline planning permission the height of the proposal is considered acceptable.

Residential Amenity – Given the siting and height of the proposed accommodation it is not considered that the proposal would have a detrimental impact upon the existing levels of residential amenity currently experienced by the occupants of the dwellings units that overlook the site. Furthermore, conditions attached to the outline planning permission will ensure that the retail offer fronting Stretford Road will not have an impact upon residents living in the vicinity of that part of the site.

Pedestrian and Highway Safety – The impact of the Birley Fields Campus was fully assessed at the outline stage and it was considered that the proposal as a whole would not have a detrimental impact upon existing levels of pedestrian and highway safety.

It is still considered that the location of the student blocks around the periphery of the site will not generate significant amounts of additional traffic to the site so as to prove detrimental to pedestrian and highway safety along this section of Stretford Road, Old Birley Street, George Parr Road or Ormsgill Street.

Car Parking and Residents' Parking Zone – No parking spaces for use by students are proposed given the applicants' parking policy for students, the prevalence of public transport facilities and the proximity of the All Saints Campus. In addition, the S106 agreement signed in connection with the outline application prevents the occupants of the student accommodation from applying for a residents parking permit. It is understood that the Residents Parking Zone will be operational before the Birley Field Campus is completed, namely February 2014.

Trees – A total of 45 trees would have to be removed to facilitate the proposal. However, these trees were designated for removal at the outline stage given the siting of the student accommodation in the masterplan document. To compensate for their loss, as well as the loss of the trees associated with the academic block, parking facilities and energy centre element of the proposal, the applicants are proposing to plant a total of 234 replacement trees, mainly semi-mature nature specimens (Birch, Ash, Maple and Cherry at 25-30cm girth) and a number of pine trees, the latter of which will be located in prominent positions around the site to provide interest throughout the year. Further details are contained within the landscaping reserved matters application which is being dealt with separately.

Landscaping – The indicative landscaping scheme that accompanies this application shows that a considerable amount of tree and shrub planting will be undertaken to complement the landscaping scheme associated with the academic block, multi-storey car park and energy centre. As noted above, detailed plans have been submitted in connection with the landscaping reserved matters application and the landscaping scheme will be formally assessed as part of that application.

Notwithstanding this, the use of kick-rails is not considered appropriate where the buildings front the street and accordingly the applicants have been requested to amend that element of their proposal.

Crime and Anti-social Behaviour – GMP have no objections to the proposal though it is noted in the applicants' Crime Impact Statement that they have requested the proposed boundary treatment be increased in height and extended to enclose a number of areas around the proposed buildings in order to remove opportunities for crime and anti-social behaviour. The applicants have been requested to amend some element of their proposal and this is reflected in the recommendation.

Sustainability – The applicants have stated that it is their intention to achieve a BREEAM 2011 rating of "Outstanding". This is welcomed and will be enforced the condition attached to the outline planning permission.

Positive and Proactive working – Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application. Pre-application discussions were held with the agents and no significant problems have arisen.

Conditions Suggested by Statutory Consultees – A number of the conditions suggested have already been attached to the outline consent, therefore they do not need to be attached to this planning permission. The drainage condition suggested by the Environment Agency does differ from that imposed at the outline stage so it is recommended that their latest condition is attached to this reserved matters application.

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 Unitary Development Plan, the Head of Planning 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 **MINDED TO APPROVE** (subject to the receipt of amended plans in respect of boundary treatment and elevational alterations)

Reason for recommendation

APPROVE on the basis that the proposal is considered to accord with the following policies which are summarised in the body of the report: SP1, DM1, H12, EN9 and T2 in the Core Strategy Development Plan Document;

- Policy SP1, as the proposal is located within the Regional Centre and will aid regeneration of the Hulme area.
- Policy DM1, as the proposal will not have a detrimental impact upon residential amenity or highway safety.
- Policy H12, as the proposal is located close to the University campus, is well served by public transport, will have a positive regeneration impact and the scheme has been designed to be safe and secure.
- Policy EN9, as the proposal will enhance the quality and quantity of green infrastructure and it has been demonstrated that the loss of existing green infrastructure will be mitigated in terms of quantity, quality, function and future management.
- Policy T2, as the proposal is located to ensure good access to the City's main economic drivers and will be easily accessible by walking, cycling and public transport.

The proposal is considered to accord with policies DP1, RT5 and MCR 1 in the North West of England Plan Regional Spatial Strategy (RSS) to 2021 (adopted September 2008):

- Policy DP1, as the proposal promotes sustainable growth and will improve environmental quality.
- Policy DP4, as the proposal will build upon existing concentrations of activities and existing infrastructure, consistent with regional and sub-regional spatial frameworks.
- Policy MCR2, as the proposal will continue to develop the Regional Centre of the Manchester City Region and aid the expansion of the knowledge economy throughout the Regional Centre.

Finally, the proposal is considered to accord with the National Planning Policy Framework and there are no material considerations which outweigh the benefits of the proposal.

Conditions and/or Reasons

1. The development hereby approved shall be carried out in accordance with the following drawings and documents:

To be added.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, DM1, H12, EN9 and T2 in the Core Strategy Development Plan Document for the City of Manchester.

2. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and the Flood Risk Assessment (FRA) from WSP (Ref 50200372 dated 28/11/2012), has been submitted to and approved in writing by the local planning authority. The total surface water runoff rate from the site shall be limited to the local Greenfield rate and on site storage attenuation provided. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. details of volumetric run-off control as per CIRIA SUDS Manual C697 with the rate set at Qbar.
2. details of exceedence event up to a 1 in 100 year including climate change allowance
3. details of how the scheme shall be maintained and managed after completion

Reason - To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system, pursuant to the guidance contained within National Planning Policy Framework.

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: 101075/MO/2012/S1 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:

Environment Agency
Transport For Greater Manchester
Greater Manchester Police
Homes/Work For Change
Aquarius Tenants Association
Bentley House T&RA
Zion Arts Centre
Zion Community Resource Centre
Hornchurch Homes
People For Places
North Hulme Adventure Playground
City South Housing Trust
People First Housing Trust
Adactus Housing Association
Hulme Community Garden Centre
Birley Fields Environmental Sub Group
Meridan Square Management Company

Flats at 41 Old Birley Street, Manchester, M15 5RE

Flats at Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flats at 2 Old Birley Street, Manchester, M15 5RG
Flats at 2A Old Birley Street, Manchester, M15 5RG
Flats at 2B Old Birley Street, Manchester, M15 5RG
Flats at 284 Stretford Road, Manchester, M15 5TQ
Flats at 286 Stretford Road, Manchester, M15 5TQ
Flats at 288 Stretford Road, Manchester, M15 5TQ
Flats at 290 Stretford Road, Manchester, M15 5TQ
Flats at 2 Reilly Street, Manchester, M15 5NB
Flats at 174 Stretford Road, Manchester, M15 5TL
Flats at 1 New Welcome Street, Manchester, M15 5NA
Flats at 177 Royce Road, Manchester, M15 5TJ
Flats at Hornchurch Court, Bonsall Street, Manchester, M15 6DS
Flats at 33 Bonsall Street, Manchester, M15 6DP
Flats at 39 Bonsall Street, Manchester, M15 6DP
Flats at 45 Bonsall Street, Manchester, M15 6DP
Flats at 31 Stretford Road, Manchester, M15 6DY
Flats at 33 Stretford Road, Manchester, M15 6DY
Flats at 35 Stretford Road, Manchester, M15 6DY
Flats at 33 Bonsall Street, Manchester, M15 6DP
Flats at 174 Stretford Road, Manchester, M15 5TL
Hulme Library, Stretford Road, Manchester, M15 5FQ
2-30 Ellis Street, Manchester, M15 5TA
96-120 Rolls Crescent, Manchester, M15 5FP
1-17, 2-32 Tomlinson Street, Hulme, Manchester, M15 5FW
1-12 Dunham Street, Manchester, M15 5FX
4-26 Old Birley Street, Manchester, M15 5RG
The Rectory, Church Of The Ascension, Royce Road, Manchester, M15 5EA
2-40 The Sanctuary, Manchester, M15 5TR
2-24 Clayburn Road, Manchester, M15 5EA
82-112 Royce Road, Manchester, M15 5LA
166 Stretford Road, Manchester, M15 5TL
Hulme Post Office, 170 Stretford Road, Manchester, M15 5TL
24-172 Stretford Road, Manchester, M15 5TL
1-9, 2-22 New Welcome Street, Manchester, M15 5NA
4-38 Reilly Street, Manchester, M15 5NB
Dr Kapoor, Hulme Medical Centre, 175 Royce Road, Manchester, M15 5EA
Hulme Medical Centre, 175 Royce Road, Manchester, M15 5TJ
2 Reilly Street, Manchester, M15 5NB
168 Stretford Road, Manchester, M15 5TL
164 Stretford Road, Manchester, M15 5JH
Ground Floor Unit, 54 Stretford Road, Manchester, M15 5JH
Ground Floor And First Floor, 179 Royce Road, Manchester, M15 5TJ
179 Royce Road, Manchester, M15 5TJ
4-12 Newcastle Street, Manchester, M15 6HF
2-14a Newbold Walk, Manchester, M15 6GP
2-16 Loxford Street, Manchester, M15 6GH
St Philips CE Primary School, Loxford Street, Manchester, M15 6BT
Union Hall Evangelical Church, Stretford Road, Manchester, M15 6DY
61-63 Epping Street, Manchester, M15 6LF

1-7 Upper Medlock Street, Manchester, M15 6PL
8-16 Salutation Street, Manchester, M15 6SS
35-49 Bonsall Street, Manchester, M15 6DP
1 Rolls Crescent, Manchester, M15 5JZ
Unit1 -25, 41 Old Birley Street, Manchester, M15 5RF
1A Rolls Crescent, Manchester, M15 5JZ
Claremont, Rolls Crescent, Manchester, M15 5FS
4-15 Ormsgill Street, Manchester, M15 5JE
Hulme Community Garden Centre, 28 Old Birley Street, Manchester, M15 5RF
Claremont, Rolls Crescent, Manchester, M15 5FS
Hulme Centre, Rolls Crescent, Manchester, M15 5ES
Reynolds House, 4 Archway, Manchester, M15 5RL
Turing House, 5 Archway, Manchester, M15 5RL
Lovell House, 6 Archway, Manchester, M15 5RN

Representations were received from the following third parties:

Greater Manchester Police
Environment Agency
Flat 1, 288 Stretford Road, Manchester, M15 5TQ
16 Reilly Street, Manchester, M15 5NB
Flat 208, 41 Old Birley Street, Manchester, M15 5RE
Flat 411, 41 Old Birley Street, Manchester, M15 5RE
St Wilfreds Enterprise Centre Birchvale Close, Manchester, Manchester, M15 5BJ
2 x address not known.

Relevant Contact Officer : David Lawless
Telephone number : 0161 234 4543
Email : d.lawless@manchester.gov.uk