

| Application Number | Date of Appln | Committee Date | Ward |
|---------------------------|----------------------|--------------------------------|------------------|
| 110184/FO/2015/S1 | 30th Sep 2015 | 10 th December 2015 | Fallowfield Ward |

Proposal Full planning application for development comprising the erection of buildings between two and six storeys in height to form: student accommodation (2313 bedrooms), wardens accommodation, kitchen and maintenance facility, student facilities, energy centres and associated parking, landscaping, boundary treatments and other infrastructure works following demolition of The Limes and Oak House Halls of residence and associated buildings; and, Outline application with all matters reserved for development comprising the provision of student accommodation (896 bedrooms), retail floorspace (for A1,A2,A3 use class to a maximum of 1400m² Gross Internal Area), Doctors Surgery (maximum floorspace 200m² Gross Internal Area), and student facilities, in buildings to a maximum height of 15.1 metres following the demolition of Owens Park Halls of residence and associated buildings

Location University Of Manchester, Owens Park, Fallowfield Campus, Wilmslow Road, Fallowfield, Manchester, M14 6HD

Applicant University of Manchester, C/o Agent

Agent Mr John Cooper, Deloitte LLP, 2 Hardman Street, Spinningfields, Manchester, M3 3HF

Site description

The application site forms part of the University of Manchester's Fallowfield Campus 2 miles south of the University's main Oxford Road Campus and located at the junction of Wilmslow Road and Moseley Road and partly within the Fallowfield and Levenshulme wards of the City.

The Fallowfield Campus is the University's primary halls of residence for its students and the overall Campus extends to approximately 29 hectares in size whilst the site subject to this application is 12.98 hectares in size. Student accommodation is contained in a range of halls of residence buildings on the campus buildings are predominantly four storeys in height but rising to 16 storeys in the case of Owens Park tower. A total of 3,308 bedroom spaces are currently provided on the campus in the following halls of residence:

- Ashburne Hall
- Oak House
- Owens Park
- Richmond Park
- Woolton Hall

The predominant character of the wider area is residential, featuring a mix of ages, sizes and styles of buildings.

To the south, the site is bounded by Moseley Road which contains a modern, four storey student accommodation block, two storey 1960s properties, two storey Victorian terraces, and mature street trees. To the west, the site is bounded by Wilmslow Road, and a Victorian Terrace on the roads western side which contains ground floor commercial uses including cafes, bars, and take-away shops associated with Fallowfield District Centre. The eastern boundary of the site is delineated by The Firs and Lodge (now Chancellors Hotel), The Armitage Centre (the University's sports complex), the playing fields to the east of the site are used by the University, Manchester Grammar School and Manchester High School for Girls. Further east, beyond the playing fields are two storey residential properties sited along Birchfields Road. Further to the north beyond Ashburne Hall is Old Hall Lane which comprises a mix of buildings of different ages and functions, including residential properties of a variety of sizes and styles; the 7-storey Listed Hollings Building formerly used by the Manchester Metropolitan University, Manchester Grammar School and its associated playing fields, whilst between Richmond Park halls of residence and Old Hall Lane is Redshaw Close.

The pedestrian routes through the Campus include Whitworth Lane which connects Moseley Road to Old Hall Lane, Wilmslow Road through the Owens Park halls of residence, Chancellors Way and Gunnery Lane. Vehicle access to the site is currently provided from four locations: Chancellors Way via Moseley Road; Whitworth Lane via Old Hall Lane; main reception area via Wilmslow Road; and Ashburne Hall via Old Hall Lane. There are existing barrier controls to located at access points to the main internal road network and parking areas within the Campus. Car parking is provided at a main car park north of the Richmond Park Halls, at a small car park and service area accessed from Wilmslow Road, at The Limes, within the Woolton Halls area and at a small number of locations along the internal roads. The main car park near Richmond Park is used by visitors, students and staff at the Campus. In total there are 307 car parking spaces on the site. The application site is well located to on and off road cycle routes and there is currently 461 spaces for cycle parking inside of the application site.

The site is located directly opposite a large bus stop providing a frequent bus service towards the City Centre and the Oxford Road Campus. Further bus stops are located at regular intervals along Wilmslow Road as well as other roads around the site such as Moseley Street, and Birchfields Road.

The site and wider Campus contains a significant number of trees and large areas of open space, no trees on site are subject of Tree Preservation Orders. The Wilmslow Road and Moseley Road frontages to the site both contain a high number of mature, good quality trees and this reflects the general verdant feel of the Campus.

The site is not located within a Conservation Area but the wider area and Campus does contain the following Listed Buildings:

- Unitarian Chapel (Platt Chapel) - Grade II
- Behrens Hall (Ashburne House) - Grade II

- The Firs and attached annex - Grade II
- Lodge of the Firs, with attached Gateway - Grade II

Fallowfield and a number of surrounding wards are popular areas for students to live whilst studying, this is reflected in the number of Houses in Multiple Occupation, and purpose built student accommodation in Fallowfield, particularly on residential streets adjacent the District Centre. The demographic breakdown (based on the 2011 census data provided by the Office of National Statistics (ONS)) of the Fallowfield population indicates that the age groups 18–19 and 20–24 account for 36.9% of Fallowfield ward's population, compared with a Manchester average of 17.6%.

Application proposals

The planning application relates to the redevelopment of part of the University of Manchester's existing Campus and the development of additional student accommodation on the site.

The application has been submitted in outline and includes part full details whilst the remainder is in outline, these cover three distinct proposed phases of development. The element of the application applied for in full measures 9.90 hectares whilst the area applied for in outline measures approximately 3.08 hectares.

In brief the application proposes the following:

- The development of new cluster flat and townhouse style student accommodation to provide 3,209 student bed spaces and warden accommodation;
- A new student services hub building which includes the main reception, administrative offices, student welfare services, dining/catering facilities, a campus bar and new learning suite;
- Retail units at the ground floor of student accommodation fronting Wilmslow Road;
- Three energy centres to serve the development;
- A new central catering kitchen for the Campus and wider University estate and maintenance hub building; and
- New hard and soft landscaping within each of the development phases, including lighting and CCTV improvements to Whitworth Lane.

The proposals would involve the demolition of a number of buildings on site and include Oak House and Owens Park halls of residence and The Limes catering and maintenance facility, existing student support facilities, campus bar and administration offices. A total of 2,176 student bed spaces are proposed to be demolished as part of the works, with a replacement provision of 3,209 bed spaces an increase of 1,033 bed spaces when the proposed development would be fully completed.

The proposals include the rationalisation of car parking provision on site to reflect the operational needs of the Campus. Within the overall application site 159 parking spaces will be provided, 41 of which will be existing spaces and 118 new spaces. 17 of these spaces (10% of overall provision) are disabled spaces and six spaces (3% of overall provision) are allocated for car sharers. This represents a reduction on current car parking levels on site of 52%.

The majority of the parking is provided in the main car park and Woolton Hall car park in order to remove car traffic from the core pedestrian areas of the Campus.

The proposals include the provision of new student accommodation buildings on an existing sports pitch within the Armitage Centre area of the Campus. An application for new artificial grass pitches on the Armitage Sports pitches was approved by Committee at it's last meeting held on the 12th November (planning application reference 109519/FO/2015/N2) the proposals contained within that application provided mitigation for the loss of this pitch subject of the current proposals.



Plan showing the proposed phases of development

The detailed elements of the three phases of proposed development are set out below.

Phase 1A (submitted as part of full element of the application)

The proposed new student accommodation for Phase 1A would take the form of cluster flat and town house style blocks. The cluster flats would be located on an currently used as an existing rugby pitch and area of young specimens woodland.

Eight accommodation buildings are proposed for this land, these buildings would primarily be four storeys in height with one six storey building proposed. The six

storey block contains accessible rooms and allows the installation of lifts to provide a wider choice in location of accessible accommodation on the Campus.

The townhouse style of accommodation is proposed to be located in the approximate area that the Limes buildings currently occupy. These would be four storey buildings with pitches roofs to replicate the appearance of traditional houses. The units are proposed to front onto Whitworth Lane and greenspace proposed as part of Phase 2. Each of these units has its own front door and includes open space to the rear of the units to provide a semi-private area for the occupants of these units.



Visualisation of the proposed Townhouses fronting Whitworth Lane

The proposed cluster flat accommodation also includes provision for 15 pastoral care units and accommodation for a site warden. The proposed buildings would be primarily constructed in buff brick.

An amenity building for the cluster flat accommodation is proposed at the main pedestrian entrance located adjacent to Richmond Park halls of residence. This building will provide laundry facilities for the cluster flats as well as amenity/social space for students.

The Central Processing Unit (“CPU”) is a new catering facility for the campus and wider University estate. The CPU would prepare food for consumption on the Campus as well as for other catering facilities within the University’s wider estate. It would also provide a maintenance hub for the Site and act as the main area of recycling and short term waste storage for the campus. The CPU would also include an energy centre adjacent to the main building. This is proposed to be sited away from existing residential properties on Redshaw Close and the proposed student accommodation blocks. The CPU would replace the existing Limes facility and its current functions and is intended to aid the rationalisation of vehicle movements on Campus. This building would be 2 storeys in height with a blue/black brick plinth and clad in aluminium.

Hard and soft landscaping will be provided as part of the proposals for Phase 1A, this is primarily identified for the courtyards for the cluster flat accommodation blocks. Open space is mainly provided to the rear of the town houses albeit these spaces will be accessible to all Campus users. The boundary to the north of the proposed cluster flat blocks will include planting of mature trees and hedges, weld mesh fencing is also proposed to allow the quality of the tree and hedge boundary to be more visible.

As part of the landscaping works improvements are proposed to Whitworth Lane to introduce new lighting and CCTV to the area at the Moseley Road entrance and also includes improvements to the surfacing and treatment of Gunnery Lane adjacent to the Phase 1A boundary.

The soft landscaping would provide amenity and informal recreation space for residents and include cycle stores that are located to ensure that they are overlooked by adjacent accommodation.

Due to historic uses of the land and clearance works undertaken in the past the early phases of work in this area would require the remediation of this area of trees as it contains Japanese Knotweed (a non-native, invasive plant) and material from the former stadium which used to be situated on the Richmond Park halls of residence site which are to be treated and removed from the site.

Phase 1B (submitted as part of the full element of the application)

Student accommodation in Phase 1B is proposed to be a mixture of cluster flat and town house style blocks. A relatively small area of town house accommodation is provided adjacent to the boundary of development phase with Woolton Hall, with the majority of the development area accommodating cluster flat blocks. The form of these building types replicates the provision in Phase 1A.

The cluster flat and town house accommodation is largely four storeys in height with one six storey located centrally within this development phase. The proposals include new cluster blocks set back from Wilmslow Road and Moseley Road. These blocks are proposed to be four storeys in height and have been sited to allow the retention of the mature trees along this frontage. As with Phase 1A the proposed primary building material will be buff brick.

A standalone two storey residential unit will be provided for a Campus warden. This building is proposed to be located in the south east corner of this development phase, adjacent to Woolton Hall. The proposed Warden's accommodation will be constructed from buff brick.



Visualisation of the retained tree boundary on Wilmslow Road/Moseley Road junction with proposed cluster flats behind

An amenity hub for the cluster flat accommodation is provided centrally within the development phase area. This building will provide laundry facilities for the cluster flats as well as amenity/social space for students. As with the phase 1A hub this building would be mainly glazed.

The 'Hub' building is proposed to provide the main area of student support facilities for the campus and students more widely. It would provide the main services that are currently part of the Owens Park complex; this includes the reception, administrative offices, student support and guidance services, restaurant/catering facilities, a campus bar, and a new learning suite.

The Hub building would be two storeys in height located adjacent to Wilmslow Road and would include the main pedestrian access point in to the Campus and form a publicly accessible route to link through the Campus. The building would be primarily glazed and include a feature roof structure to give the building visual prominence and identity from Wilmslow Road. The proposals are that this building would include a green roof to improve the sustainability credentials of the building and enhance biodiversity.

There are a number of mature trees fronting Wilmslow Road and Moseley Road. The proposals have sought to retain many of these good quality trees. The proposed approach to the boundary treatment is to remove the dense shrub vegetation to improve views into the Campus whilst retaining mature trees. Low level planting will be included in these areas.

Within the development courtyards have been created by the positioning of the buildings to provide a central amenity area for these blocks. The courtyards would contain hard and soft landscaped areas with furniture provided. Cycle stores would be located within these courtyards and would be overlooked by the proposed student accommodation.

A large square would also be created adjacent to the proposed Hub building to provide a central amenity space for the development.



Visualisation of the proposed Hub building fronting Wilmslow Road

Phase 2 (submitted in outline)

The application proposals contains an illustrative masterplan for this proposed phase of development which contains the Owens Park halls of residence including the Tower which would all require demolition to facilitate the redevelopment of this part of the application site. The applicant has confirmed that the masterplan has been provided to demonstrate the design intentions underpinning this element of the proposals.

The outline proposals for Phase 2 include:

- Student accommodation providing up to 896 bed spaces along with an amenity building to provide laundry and amenity/social space.
- Retail/Commercial floorspace up to a maximum of 1,400 square metres to allow uses within Class A1 (Shops), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes).
- A Doctor's Surgery up to a maximum of 200 square metres.
- Landscaping to include a central open amenity space.

This element of the scheme is submitted in outline with all detailed matters of layout, scale, appearance, landscaping and access reserved for future applications.

The applicant has identified a number of key design principles to inform the masterplan for this phase of development and includes:

- The creation of a high quality student accommodation block with courtyards reflecting the character of the adjacent Ashburne and Sheavyn Halls.
- The desire to create a clear legible route through the campus from Wilmslow Road through to Phase 1A.

- Activating the Wilmslow Road frontage through the introduction of new retail units in this area and new high quality landscaping.
- The retention of high quality trees along the Wilmslow Road boundary, where possible.
- The creation of a new large central green space for the Campus.

The proposals have been assessed as part of the Environmental Impact Assessment; this is based on a parameter plan specifying the proposed use and amount of development, the maximum extent of the built form and building heights.

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2015 specify that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. In this instance the application for both the full and outline elements of the proposals has been supported by an Environmental Statement prepared to investigate the environmental effects of the proposals both during the construction and operational phase as well as cumulative effects. The submitted ES confirms that overall, the development has limited adverse environmental impacts, and the majority of impacts associated with the proposals are of a negligible or beneficial nature.

Notifications

This application has been advertised as a major application, as affecting Listed Buildings and as being accompanied by an Environmental Statement by way of site notices, press advertisement and notification of adjoining local residents.

The applicant has provided a Statement of Community Engagement alongside the application which outlines the consultation undertaken prior to the submission of the current application. The Statement indicates consultation was undertaken on the production of the Fallowfield Campus Development Framework which was adopted after undergoing a period of consultation in summer 2014.

Following the adoption of the Development Framework, pre-application engagement has also been undertaken by the applicant and its design team in 2015. This involved a series of public drop-in sessions for the local community and interested stakeholders to attend. Invitations to these events were distributed to households in the vicinity of the Campus and the extent of households included in the invite distribution was extensive and based on the previous Development Framework engagement and consultation.

Local residents

In response to the notification letters sent out 275 responses have been received to the application proposals including from SE Fallowfield & Withington Community Guardians, South East Fallowfield Residents Group, and the Sherwood Tenants and Residents Association, many of the responses reiterate the issues raised in the response from the South East Fallowfield Residents Group which is set out in more detail below, a summary of other issues raised is also set out subsequently:

South East Fallowfield Residents Group – Welcome the intention to redevelop Owens Park, they note it is important that students of the University have good quality accommodation and improved facilities. They regard the openness of the site, the landscaping, new student hub and the possibility of new retail (as long as this does not add to the ‘night time economy’) as positive features, they also welcome the intention to retain the name ‘Owens Park’. However, SEFRG strongly object to the planned expansion of student places by an additional 1033. They state there is no capacity for additional students in Fallowfield. The numbers are currently too high for a balanced sustainable community, and services in Fallowfield and surrounding areas cannot properly support the number of student numbers already present in the area. They believe that this aspect of the proposals are contrary to both local and national policy. They cannot support the plan in its current form, and ask that it is rejected. They also request that the Committee visits the site prior to making a determination, and conducts that visit during term time and late on a Friday evening.

There are particular elements of the proposals they raise concerns with these are:

- There has been confusion regarding the rationale for planning additional capacity at Owens Park. Despite assurances after the adoption of the Development Framework for the application site the current proposals will not provide additional bed spaces for returning second and third year students, which would assist in the ‘destudentification’ of the surrounding area but will cater primarily for first years.
- The fact that the university has confirmed that Owens Park will primarily cater for first year students allows predictions to be made for the future of the surrounding area where there is intense student occupation of HMO’s, some streets up to 90% occupancy. There seems little doubt that by 2021, it would be reasonable to expect the total numbers of students, living in the Fallowfield area (including Owens Park), to rise significantly. This would be contrary to the promise set out in the Fallowfield District Centre Action Plan 2010-2020, namely, "Fallowfield will keep its position as a vibrant centre known for its evening economy and as a hub for student activity. However, the impact of students will be mitigated, with more students living in purpose-built accommodation, thus reducing pressure on local terraced streets..." And in conjunction with the Council Fallowfield Framework Document Dec 2014 which again emphasises its "Neighbourhood of Choice" commitment: "The development of a strengthened student residential offer on the Fallowfield Campus should help support the transition of the residential offer in neighbouring areas of South Manchester away from student housing thereby helping to meet the demand for homes from working households in the city." However well-meaning this strategy, this planning application does not support it; indeed it actually undermines it.
- The University’s strong reliance on Article 4 to protect our neighbourhood from any further HMO expansion is, we believe, naive and misguided. First, we have yet to see any robust figures for the total number of student HMO’s in this area, (probably due to the absence of any effective city-wide registration or licensing scheme) so any anecdotal reference to putative reductions is meaningless. Second, as has been apparent recently, local landlords have continued to submit planning applications for conversions to HMO’s or extensions of existing HMO’s, aware that in spite of the Council’s commitment to Core Policy H11 they might win on appeal. Third, when new flats are designed for ‘families’ or professionals there are risks that such new ‘owner occupiers’ may not purchase because of concerns

about the neighbourhood, and even when covenants governing new family housing seek to prohibit HMO use, such use can be initially secured through 'parental purchase', for which there is emerging local evidence. And while the council may wish to see such houses revert to family housing, we are reminded that 'the ability to convert existing HMO's back into family housing is beyond the control of the Council or the University' (Statement of Community Engagement 5.24) This is not to say we do not support or appreciate Core Policy H11, supported as it is by Article 4, we just recognise that some landlords will try to find ways round it, so long as there is a market to exploit.

- Where Fallowfield Centre once offered a good range of retail provision, most of that has gone and we now have about fifty outlets selling alcohol, and a clear bias towards the 'night-time economy'. Where residential streets would have a majority of home-owning residents committed to caring about the environment, these streets are now dominated by HMO's, of which many are neglected, and a large transient resident student population. Where we might have been occasionally woken by a drunken passer-by at midnight on a Friday, we can now be disturbed several times a week, and at all hours of the night by groups of drunken young people screaming, shouting and singing. And if the house next door is holding a 'party', then life is intolerable, we don't sleep, and the street next morning is an appalling mess. Furthermore, this totally unacceptable experience magically goes away during the months of July and August, only to return with a vengeance late every September as the students return. This pattern has been quite stable now for several years, and despite the efforts of the Council, the Police and the two Universities, is yet to change. This is unsurprising, some might say, given the ready availability of cheap alcohol, and the lack of current police intervention. However, we would not be having this problem or engaging in this debate if it were not for the sheer number of students living in our neighbourhood, recently estimated by one of our councillors as approaching 13,000, in the five council wards which relate to Owens Park.
- The Core Strategy page 126, Figure 9.6 shows 'Areas with high concentration of shared housing'. The areas covered by the South-East Fallowfield Residents Group, for 'council tax exempt households' ranges from 30-39% to 60-69% (In Fallowfield Brow it is 80-89% , in parts of Ladybarn near Moseley Rd. 70-79%, and in Rusholme 50-59%.) And the Council admits these are underestimates. This is consistent with the current skew in the demography in favour of about 50% 16-25 year olds. Of course, it may well be a 'minority' of these students who cause the problems; but a 'minority' of this amount of students is still a lot of students, so the numbers do matter.
- In the Statement of Community Engagement, Paragraphs 5.28 to 5.29, the University sets out in some detail its current approach to addressing off campus student behaviour. Local residents welcome and support these measures; indeed, with reference to the introduction of disciplinary procedures, this residents group lobbied in favour of this for many years. We also welcome the Council's current 'top ten streets' initiative which hopes to deter antisocial behaviour in these streets by 'turning the spotlight' on the residents of those HMO's who cause problems. However, the council has no strategy to deal with 'transient noise', i.e. the very disruptive noise caused by groups of drunk young people moving up and down our streets. Neither it would appear does either University, who were recently reported in the media as rejecting the £5 levy idea, suggested by a local resident as a means for raising the funds required to provide patrols and responsive

policing at important times of the year, which could have an impact on such behaviour.

- However, the crucial point to make is that 'this pattern...is yet to change'. The evidence for this has been sent in other representations, including a Freshers week dossier plus 'sleep loss survey', an album of photographs showing the degradation of our environment, and many other examples of current and historic disruption. In addition recent reports in the media have helpfully offered a 'flavour' of what we have experienced, and, are in no way exaggerations. Of particular concern are those indications from a number of families/couples who have recently moved into the area that they are seriously thinking of leaving because of the noise and antisocial behaviour. Indeed some have already left.
- Without any evidence yet of change, without any, as yet, prospect of change, but with the comparative certainty of increased student numbers, both in Owens Park and in the neighbourhood, we are bound to view the future as extremely concerning, and this is what informs our position on this matter, namely our total opposition to any increase in student numbers at Owens Park. With both the council, and the police subject to continuing constraints and reductions in their resources, we see no commitment to effectively resource manage these additional numbers. Neither surveys of 'environmental impact' or 'crime impact' even recognise the important community ramifications. The notion that improved accommodation on Owens Park will engender pride and ownership which will transfer to the neighbourhood is interesting, but without evidence. Furthermore, some of our local 'studentified' streets are in themselves scenic and well-maintained, particularly in the summer months, thanks to the efforts of long-term residents; and yet they also figure in the 'top ten streets' where complaints of antisocial behaviour are high. And even if by some miracle there were no 'net migration' into the community from 2022, where do we think that the extra students in Owens Park would choose to socialise? Some might well wish to stay within the confines of the campus and enjoy the new facilities there; I contend that many would be attracted by the night time economy of Fallowfield Centre, and many also by the house parties in the neighbouring streets which continue to be popular and well attended.

SEFRG reference a number of policies which it believes support its position in objecting to the application proposals these are detailed within the policy section of this report and include policies SP1, H2, H11, H12, DM1 of the Core Strategy and the National Planning Policy Framework.

Other issues raised by local residents:

- The Crime Impact Assessment submitted is inadequate and fails to address the widespread crime related concerns in this area. There is a great deal of antisocial behaviour documented in the press, street drinking with its associated problems, and litter.
- The supporting text to Policy C6 (Manchester Core Strategy) states that the ongoing management of the evening economy will remain a priority for both centres. However the evening economy has never been managed effectively. The addition of student bed spaces will exacerbate the problem.
- Properties on Old Hall Lane will experience increased noise nuisance and be overlooked due to the direct line of sight from the new buildings.

- Existing screening by way of a landscaped bund is to be removed and replaced by a few trees. Disagree with the assertion that a gap of 80-160 metres between the proposed development and the boundary of neighbouring properties will not create any material adverse impacts on the amenity of existing properties.
- The car parking provision is inadequate. Safeguards such as residents' parking schemes will be required to mitigate the adverse effects if demand for car parking exceeds the forecast in the Transport Assessment.
- The local sewerage system will require additional capacity. The drainage assessment fails to address the additional long term strain on the system and need for ongoing repairs.
- There are no plans to manage site traffic during the development period.
- Concerns about the approach to community engagement by the applicant.
- Over 280 documents have appeared as part of the Planning Application with little time for proper scrutiny.
- I do not have confidence that this planning application will be subjected to a sufficient level of scrutiny. I am concerned that there is a conflict of interest between the need for the council to represent and safeguard the views of local residents, and the council's financial interest in the university.
- Due to the number of students in the area Fallowfield has become a magnet for drug dealing, burglars and other offenders.
- Concerns about increased air pollution as a result for the need for additional buses and also that there is an existing air pollution problem along Wilmslow Road.
- The proposed new accommodation on the North side, facing Old Hall Lane, will be oppressive and a significant deterioration in the outlook because of: (a) the proximity of the new build (b) the considerable length and bulk of the L shaped building and (c) the proposed six storey height. Such a height is not in keeping with any other building in the area (excepting the listed 'Toast Rack') and will blot out the sky-line.
- The proposed oriel windows on the six storey block to the south of properties on Old Hall Lane should also include these windows on the fourth, fifth and sixth floors at all windows.
- Privacy could easily be protected by the planting of a buffer strip on the Manchester Grammar School land immediately to the rear of the gardens of the Old Hall Lane dwellings. This would provide a far more effective screen irrespective of the height of the proposed block.
- I understand views cannot be protected, the view is not particularly important but the lack of privacy of several dozen windows looking down on my property (even the length of a football pitch away from my house) does damage substantially my right to privacy.
- Concerns have been raised in respect of assurances that the treatment and removal of Japanese Knotweed on the site will be undertaken in the appropriate manner and does not risk the transfer of Knotweed in the immediate neighbourhood or further problems in the areas where the soil will be dispersed.

Manchester Grammar School – Met with the applicant and design team prior to the submission of the planning application. MGS express concern that some of the new accommodation blocks will be very close to the School's playing fields. We have

concerns about the impact of the new buildings and the adjoining trees as they may affect the light levels reaching our fields, which could affect the grass growth.

We are aware that most of the buildings within the new development are 4 storeys but a small number are 6 storey. One of the 6 storey buildings is at the northern edge of the development which will shield the sun from one of our pitches.

The University of Manchester

The applicant has responded to the application responses received which seeks to respond to the concerns raised by local residents and neighbours particularly in respect of anti-social behaviour. This response seeks to provide the background to the partnerships the applicant is involved, across a number of agencies including Greater Manchester Police and the City Council. The response reiterates their commitment to the programmes they are currently involved in but also to continue to work with partners and residents to ensure that their students are respectful to the communities in which they live. Specific responses from the applicant to issues raised will be set out, where relevant, within the issues section of this report.

Statutory and non-statutory consultees

Neighbourhood Services (Trees) - A comprehensive landscaping design has been supplied with the application it is recommended that consideration be given to increasing the numbers of dense foliage evergreens in the new planting list; species of trees proposed do not necessarily provide a good fit for the area and an alternative more reliable species is recommended.

Experience has shown that it is very important to retain the services of an Arboricultural Consultant for the duration of large developments such as this as to prevent accidental damage to trees to be retained and quickly advise on remedial action.

The proposals include the removal of planted woodland. There are a few small areas of Japanese Knotweed (JK), which has probably been introduced with the tipped vegetation. The woodland is relatively young and there are no high quality trees present of sufficient merit to qualify the placing of a TPO on the woodland.

A number of trees (18 no.) proposed to be removed could be considered as having high visual amenity value and be worthy of Tree Preservation Orders in their own right.

Greater Manchester Ecology Unit - An ecological assessment was provided for the site which has been assessed. This identified one significant bat roost and a number of smaller roosts within the outline phase of development. Other ecological constraints include loss of mature trees, bird nesting habitat and invasive species. All ecological issues are likely to be capable of resolution via condition or by way of informative appended to any approval.

It is recommended that the proposals incorporate enhancements to the biodiversity mitigation measures for birds above those currently proposed. It is recommended

that such enhancements should be targeted towards UK priority species and amber listed species noted within the report as being present on site (eg house sparrow and swift). In relation to the loss of trees on site, extensive landscape proposals are proposed across the entire site these appear to contain adequate numbers with a mix of native, ornamental varieties of native species and ornamentals.

A number of stands of Japanese knotweed are found within the development site the Japanese knotweed survey and recommendations supplied with the planning application are acceptable and GMEU are content that the implementation of these would prevent a breach of the schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended).

Conditions are recommended in relation to: the demolition of buildings within both the outline and full application phases of development to mitigate the loss of bat roosts on site; that no tree felling or vegetation clearance takes place within bird nesting season; landscape and environmental management plan to enhance biodiversity of the site;

Transport for Greater Manchester - Note the number of cycle parking spaces is proposed to increase which is supported and it is also noted that the proposals should not impact on any of the bus stop infrastructure on Wilmslow Road.

Highways Services – Have assessed the submitted transport assessment and it is accepted that generally traffic impacts on the surrounding highway are expected to be accommodated within the existing highway network, the exception to the above occurs during the beginning and end of the academic year, when students are dropped off/picked up with their possessions. Highway Services confirm that the level of car parking to be provided on site would be sufficient for the proposals based upon the submitted information. An operational waste management plan has been included as part of the submitted application which is acceptable in principle. However, it is also recommended that servicing takes place outside of peak hours to reduce congestion on the highway network.

It is recommended that a number of conditions be attached to any approval relating to: An arrival / departure strategy for when students arrive and depart at the beginning and end of the academic year; the provision of a formal parking strategy; .final details of cycle parking provision; the provision of a final detailed Construction Management Plan detailing the phasing and quantification / classification of vehicular activity associated with planned construction, commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.

MCC Contaminated Land Section – Have assessed the ground condition reports and surveys submitted alongside the application. The desk study information provided is acceptable but they recommend an appropriately worded planning condition be attached to any approval to ensure the site investigation, final risk assessment and remediation strategy for the development are acceptable.

Strategic Area and Citywide Support Manager (Environmental Health) – Have assessed the submitted information and have confirmed that the submitted waste management scheme and acoustic treatment of residential buildings is acceptable. In addition they have recommend that a number of conditions be attached to any approval relating to; acoustic insulation of externally mounted equipment and energy centre; minimising lighting glare; the submission of a scheme for the extraction of fumes, vapours and odours; agreeing hours of opening of the retail units.

Environment Agency – Do not object to the proposed development. It is recommended that conditions are attached to any approval relating to the provision of a remediation strategy and verification report demonstrating completion of the remediation of the land; no infiltration of surface water drainage into ground where elevated concentrations of contamination is permitted. Given the historical uses on the site, we do not consider there to be an adverse risk of land contamination to controlled waters. However, we would recommend that any planning approval includes the following conditions.

Greater Manchester Archaeology Advisory Service - An archaeological desk based assessment has been submitted in support of the application, and forms part of the Environmental Statement. This is dated July 2015 and was prepared by CgMs. GMAAS were fully consulted on the study and visited the site with the consultant archaeologist to examine potential for below-ground archaeological survival. GMAAS concluded that the construction of the campus in the 1960s will have removed most of the archaeological interest and that any surviving remains would be very fragmentary. The study identified a former rifle range on Gunnery Lane as having considerable archaeological/historical interest, but this is not directly affected by the scheme. In conclusion GMAAS are content that no further archaeological mitigation is required.

MCC Flood Risk Management Team – Do not object to the application and recommend that conditions are attached to any approval relating to the submission and approval of a surface water drainage scheme and the provision of a maintenance and management scheme for the surface water scheme.

Sport England – Have submitted a holding objection to the proposals. It is understood that SE want to ensure that the University fully agrees a plan of use of the replacement pitch to cater for the displaced and existing rugby demand. The proposal will see the loss of the rugby pitch so Sport England are seeking assurances that the artificial grass pitch to accommodate the displaced rugby would be suitable. It is understood that the applicant is due to meet with Sport England shortly to discuss this matter. A further update on this matter will be provided to Committee.

Greater Manchester Police (Design for Security) – Have prepared a Crime Impact Statement to accompany the application. They are generally content with the scheme from a crime prevention perspective the scheme design is good they have raised the following points:

- creation of defensible space to the town houses facing Whitworth Lane or the re-orientation of these houses to face into the campus;
- removal of the recessed doorways to the town houses;

- retaining, and adding to, robust boundary treatments with limited access points into the site;
- the need to provide wide, well illuminated, footpaths linking central facilities to the residential accommodation, particularly the most remote buildings; and,
- clarity on the opening up of the pathway connecting Owens Park to Birchfields Road.

The revised boundary treatment plan largely addresses the concerns GMP had around this issue.

GMP comment on the retention of the public footpath from Whitworth Lane to Birchfields Road which has in the past been targeted by offenders who have been using the open land to the rear of the houses as a means to gain access to private gardens and the houses themselves. They do however appreciate the difficulties in closing or diverting the existing footpath and that this falls outside of the application site.

Overall GMP support the development subject to a condition regarding Secured by Design accreditation.

Policy

Manchester Core Strategy

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). The Core Strategy is to be used as the framework that planning applications will be assessed against.

There are a number of relevant policies within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below with reference where applicable to why they are relevant in this instance.

Policy SP1 (Spatial Principles) – This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. 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.

It also sets out the core development principles, including:

- Make a positive contribution to neighbourhoods of choice.
- 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.

As is detailed in this report, the application proposals are considered to have been well designed and set out and reflect the regeneration frameworks for the area. The redevelopment of previously developed land which is accessible by public transport proposed is considered to generally accord with the spatial principles of the Core Strategy subject to consideration of matters set out within the issues section of this report.

Policy H 2 'Strategic Housing Location' this identifies the key location for new residential development to be within the area to the east and north of Manchester City Centre identified as a strategic location for new housing. Objectors have raised this policy within their representations, however, the policy relates to the strategic housing location which the application site is not located within.

Policy C 6 – relates to district centres in South Manchester including Fallowfield. Across the area there is capacity for both further convenience and comparison retailing floorspace. In total, approximately 8,000 square metres of convenience and 4,500 square metres of comparison retail floorspace will be promoted up to 2027. In other centres in South Manchester (including Fallowfield) more moderate expansion of retailing and other services will be supported, appropriate in scale to the role and function of the centre. In Fallowfield and Withington development which creates more diverse centres will be supported, in particular involving improvement to the retail offer to meet the full range of residents in surrounding neighbourhoods and promoting community uses. Development of the University of Manchester facilities adjoining Fallowfield District Centre will be supported as a means of improving the balance of uses within the centre.

Policy C10 (Leisure and the Evening Economy) - New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted.

The proposals incorporate the provision of additional retail floorspace for a mix of uses. As set out within the issues section of this report the proposals are considered to contribute towards a rebalancing of uses within the Fallowfield district centre.

Policy H 11 (Houses in Multiple Occupation) - Change of use from a C3 dwelling house to a C4 HMO will not be permitted where there is a high concentration of residential properties within a short distance of the application site.

The proposals are not related to the direct provision of Houses in Multiple Occupation, however, concerns have been raised that the proposals would exacerbate the provision of this type of property in the surrounding area. Consideration of this concern is set out in more detail within the issues section of this report.

Policy H 12 (Purpose Built Student Accommodation) – Sets out the framework for considering new purpose built student accommodation and that such proposals would be supported where the development satisfies a number of criteria. The proposals are considered to accord with this policy and a consideration against the policy criteria are set out in more detail in the issues section of this report.

Policy EN1 (Design Principles and Strategic Character Areas) – This policy reinforces the seven principles of urban design identified in national planning policy. In relation to the Southern Character Area, which the application site falls within, this policy states that new development needs to retain the identity and focus of activity associated with the historic District Centres and where appropriate development along the radial routes should be commensurate in scale with the prominence of its location.

The application proposals are considered to respond to the context of the site and the heritage assets located in close proximity to it.

Policy EN3 (Heritage) – This policy states that new development must be designed to preserve, or where possible, enhance the historic environment, character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The proposals have been developed to preserve and enhance a number of designated heritage assets on the wider Fallowfield Campus.

Policy EN 4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through developments following the principle of the Energy Hierarchy, being designed to reduce the need for energy through design features that provide passive heating, natural lighting and cooling to reduce the need for energy through energy efficient features such as improved insulation and glazing.

The application is supported by appropriate Energy and Sustainability statements which confirm that the proposals have been designed to reduce energy use.

Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) – This policy sets out the Council's targets for the reduction of CO2 emissions. The proposals have been accompanied by predicted performance in relation to sustainability, these are considered to be acceptable in this instance.

Policy EN 8 (Adaptation to Climate Change) - All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. The proposals are accompanied by a surface water drainage strategy that would reduce the flow rates from the site compared to existing flows.

Policy EN 9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. The proposals involve the loss of trees on site and the provision of mitigation measures in the form of additional landscaping and tree planting. It is considered that the proposals are in general accordance with policy EN9.

Policy EN10 (Safeguarding Open Space, Sport and Recreation Facilities)- This policy promotes the retention and improvement of existing open spaces, sport and recreation facilities to the standards set out and provide a network of diverse, multi-functional open spaces. Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

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

The applicant has undertaken a Sports Pitch Report to support the application as the site currently contains a sports pitch that will be lost to the development. A full consideration is set out in the issues section of this report.

Policy EN14 (Flood Risk) – This policy states all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.

The applicant has submitted a drainage strategy for the site, this is generally considered acceptable subject to the final details and maintenance strategy of any drainage being submitted and approved as part of an appropriately worded condition attached to any approval.

Policy EN15 (Biodiversity and Geological Conservation) - This policy seeks to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- sites with international or national designations for their biodiversity value (E.g. Site of Special Scientific Interest (SSI) and Special Area of Conservation (SAC).
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs).
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- sites that are recognised for their geological importance;
- the Council's objective to protect and conserve the City's existing trees, woodlands and associated biodiversity and the aim for a net increase in trees across the City.

The application has been accompanied by an ecological survey and arboricultural survey as the site has valuable amenity trees on site. As set out within this report the

proposals, subject to attaching appropriately worded conditions, are considered to be consistent with the principles of this policy.

Policy EN16 (Air Quality) – This policy seeks to improve the air quality within Manchester, where 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. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

The application site lies adjacent a major arterial road in the City and the applicant has included a chapter within the Environmental Statement relating to air quality. This demonstrates that local air quality impacts are not considered to be a constraint to the proposed site development or that it would give rise to unacceptable impacts in terms of air quality.

Policy EN 17 (Water Quality) - Development should avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological; Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses. The applicant has submitted proportionate geo environmental desk top study and intrusive site investigations along with a surface water drainage strategy. It is considered that with the imposition of appropriate conditions relating to surface water drainage and contaminated land that the development proposals would not have adverse impacts on water quality.

Policy EN 18 (Contaminated Land and Ground Stability) - This policy identifies the priority to develop on previously developed land and that this may include developing sites with historic industrial or other land uses that may have left a legacy of contamination.

The applicant has provided a range of surveys and site investigations relating to the condition of the land for development. Whilst the condition of the land is not considered to be a constraint to redevelopment of the application site appropriately worded conditions are required to be attached to any approval.

Policy EN 19 (Waste)The Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met. The application proposals include a full detailed operational waste management strategy which is considered to be acceptable.

Policy T 1 (Sustainable Transport) Indicates that the Council will support proposals that Improve choice by developing alternatives to the car. The application site is well located in relation to sustainable modes of transport and also public transport, the proposals include rationalisation and reduction of on site car parking to support the

use of alternative modes of transport. The proposals are considered to be in compliance with policy T1.

Policy T 2 (Accessible areas) – This policy seeks to take the opportunity and need to 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.

The application site is well located to the transport network including sustainable modes of travel it is therefore considered that the development meets the principles of this.

Policy DM1 (Development Management) this policy states all development should have regard to the following specific issues:-

- 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 set out within the issues section of this report below, the application proposals are considered to be in general accordance with policy DM1 of the Core Strategy.

Unitary Development Plan (1995)

The majority of the previous UDP policies have been replaced by the Core Strategy, however there are still saved policies that remain extant. The relevant policies for this application are set out below.

Policy DC19.1 (Listed Buildings) - This policy promotes the desirability of securing the retention, restoration, maintenance and continued use of listed building and to protecting their general setting. The application proposals would not directly impact on any designated heritage assets although through the demolition of existing buildings the setting of listed buildings would be enhanced.

Policy DC26.1 indicates that the Council will use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Policy DC26.4 states that where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;
- b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and
- c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

In respect of these policies the applicant has provided a noise assessment alongside the application which assess the impact of surrounding uses and road network on the proposed development. Consideration of noise issues is set out within the main issues section of this report, however with the imposition of suitable conditions to mitigate against existing noise levels in the area it is considered that the application proposals accord with these policies.

The National Planning Policy Framework

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is

available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- A social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being; and

- An environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved.

Paragraph 126 of the Framework stipulates that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Paragraph 128, requires developers to identify any heritage assets which may be impacted by a proposed development and describe its significance, including any contribution to that significance that may be made by the asset's setting. The level of detail should be proportionate to asset's significance and should allow the planning authority to understand potential impacts to that significance. Paragraph 129 states Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 131 states that in determining planning applications, local planning authorities should take account of:

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

Paragraph 133 the Framework states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and

- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

The applicant has submitted what is considered to be a proportionate level of detail in order to allow a full assessment and identification of the impacts of the proposals on the heritage assets on the Campus and wider area.

It is not considered that the proposals will lead to substantial harm or the total loss of significance of designated heritage assets.

The proposals will create high quality student accommodation in a sustainable location whilst respecting the identified heritage assets located around the Campus and are in accordance with the up to date Core Strategy Development Plan Document and are considered to accord with the principles and policies of the National Planning Policy Framework.

Other Material considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines.

The application proposals are considered to be in general accordance with the principles set out in the Guide, the site layout is considered to have been designed to reflect the sites context and relationships with the surrounding area and heritage assets and provides a strong built form. The scale and design of the proposals create a distinct sense of place and provide their own character.

South Manchester Regeneration Framework

South Manchester is identified as an area with a rich and diverse group of neighbourhoods, with a wide range of issues and needs. Some areas are already successful, so the SRF is needed to help continue and build on this success. Other areas, in contrast, have particular issues that the SRF will help to tackle, such as poor housing and high levels of deprivation and worklessness.

The opportunity for the SRF is to build on and improve its assets – the distinctive, successful neighbourhoods and centres, the high quality parks and the strong heritage and character of South Manchester – and use these as a model to drive forward the future of the area. These qualities should be applied across South Manchester to raise the quality of the built environment and expand the number of successful neighbourhoods.

In terms of student accommodation the SRFi indicates that in line with wider policy objectives, a more proactive approach to meeting demand for new student housing is needed in South Manchester. The Council, working in partnership with the universities, will develop detailed plans that will lead to the following outcomes:

- Greater regulation and management of private rented stock currently occupied by students in South Manchester.
- Further development (where sustainable) of existing campus/student halls of residence to increase the quantity of bespoke student housing available on managed sites in South Manchester.

The SRF also identifies the opportunity to intensify the use on current student village sites such as Owens Park accompanied by some further development on sites close to public transport routes and the University campuses.

Fallowfield District Centre Action Plan (2010-2020)

This document builds upon the South Manchester Strategic Regeneration Framework adopted in 2007 and established the following guiding principles for the future direction of Fallowfield District Centre:

- Widen the mix of uses, including services, comparison (non-food) retail and community facilities.
- Develop planning controls to limit the number and activity of bars in the centre.
- Improve the quality of units to attract further retailers.
- Redevelop underutilised sites and buildings.
- Work with The University of Manchester to encourage integration of the Owens Park area to strengthen the centre.
- Link to the University Strategy for future development and growth, which could integrate with higher density development at Owens Park.
- Create the opportunity for high-quality public transport access and interchange.

The Fallowfield Campus is identified as a key opportunity for driving regeneration in the District Centre. It is also noted that the existing campus is low density which has the potential to be increased.

In addition, the Plan identifies that the redevelopment of the campus provides the opportunity to include new modern retail space fronting Wilmslow Road.

The rationale and benefits to redeveloping the campus as identified in the Plan are set out below:

- Redevelopment of a relatively low density site to provide increased student accommodation to meet demand.

- New accommodation to relieve pressure for student/rented accommodation in established housing areas.
- A more balanced and sustainable residential community.
- Potential to deliver modern new retail space to meet retailers' requirements, draw in new comparison traders to Fallowfield, and create a larger more vibrant District Centre.
- Integration of Owens Park Campus with Fallowfield District Centre to improve the quality of this area.
- The ability of the development to act as a catalyst for wider District Centre improvements to be made.

The application proposals are considered to accord with the general principles contained within the District Centre Action Plan.

The Fallowfield Campus Development Framework (December 2014)

Manchester City Council adopted a Development Framework for the University of Manchester's Fallowfield Campus at the meeting of the Councils Executive Committee in December 2014. This followed a period of consultation on the draft version of the Development Framework in the summer of 2014. The approved framework is a material consideration for the Council as Local Planning Authority.

The framework acknowledges that the existing Campus has operated for many years and has played a valuable role for the University by providing the majority of its first year accommodation. The Development framework recognises that a key component of the University's Vision, is the need to enhance the student experience within the University of Manchester's largest student Campus in Fallowfield.

The Framework did not set out a physical masterplan for the site but set out guiding principles which envisaged an increase in the number of bedspaces on site of 800.

With regard to the mix of accommodation the Framework indicates that there is an opportunity as part of the enhanced facilities to establish a broader mix of students incorporating higher numbers of returners than is currently the case.

Legislative Requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that 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.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Issues

Principle of development

The Fallowfield Campus currently provides student accommodation. The principle of the redevelopment of part of the campus and existing sports pitches to provide higher density development for the provision of student accommodation and facilities was established through the approval by the Council's Executive Committee of the Fallowfield Campus Development Framework. Additionally the Fallowfield District Centre Action Plan from 2010 also recognised the opportunity associated with a better integrated and higher density Campus. It is therefore considered that the general principle of the application proposals to redevelop part of the wider Campus is acceptable subject to consideration of the other detailed matters set out below.

Compliance with Core Strategy Policy H12 'Purpose Built Student Accommodation'

Core Strategy policy H12 sets out a number of criteria that proposals for purpose student accommodation should meet in order for them to be acceptable. The policy was introduced to ensure that proposals for student accommodation could be managed effectively and to ensure that they were located appropriately to support the Councils regeneration priorities and also that the provision of further bedspaces in purpose built student accommodation would assist in encouraging students to choose managed accommodation over HMOs.

In order for a proposal to be acceptable it is expected to satisfy all the criteria of the policy which are set out in full within the policy section of this report.

In this instance the site is located adjacent a high frequency public transport route (Wilmslow Road corridor) linking directly with the University Campus. In addition given the distance to the main campus and the existing and planned cycle infrastructure along this corridor the site is in a sustainable location and accessible by cycle and on foot.

The proposed development has been designed to address the requirements of planning policy with regards to energy use and carbon reduction. New energy centres will be created to serve the development which will include Combined Heat and Power plant. The Hub building would also include solar panels and a green roof.

The Campus forms part of Fallowfield District Centre and as such it is highly accessible for a range of shops and services. In addition, as part of the proposals new retail units are proposed to front onto Wilmslow Road in Phase 2 which will provide additional and improved retail facilities for the Centre. As is set out elsewhere in this report, the proposals are not considered to give rise to an increase in on-street car parking in the surrounding area.

The proposed development would contribute to improving the appearance of the wider Campus but also the key Wilmslow Road frontage and Fallowfield District Centre. The proposals would provide a high quality well designed development outwardly facing and provide additional facilities available to the wider community.

The proposals do include improvements to the legibility of the Campus environment but also enhance public routes through improved lighting to Whitworth Lane, the provision of town houses in this location would increase natural surveillance of this link route from Moseley Road to Old Hall Lane.

As is confirmed elsewhere in this report the proposals have been designed and sited to minimise impacts on residential amenity. Whilst concerns have been raised with regards to the height of some of the proposed buildings, the proposals are not considered to give rise to unacceptable impacts in terms of overlooking or privacy.

A strategy for the management of waste resulting from the proposed development has been prepared and has been submitted alongside the application. This sets out the approach to managing waste arising from the proposals including the provision of appropriate recycling facilities. The strategy follows the principles set out in the waste hierarchy.

The applicant has indicated that the proposals form part of the University's strategic investment in its estate and forms part of the University's vision to become a top 25 research university. It is indicated the investment in its student accommodation is a priority for the University in order to help meet its Vision and are therefore considered to be deliverable.

It is considered that the application proposals accord with the principles set out in Core Strategy Policy H12 and there are no other material considerations of sufficient weight to indicate otherwise.

Phasing of development

In order to ensure the continued operation and availability of student bedspaces on the Campus the development has been set out within a phased construction programme. The applicant has indicated that the overall construction period for the completion of all phases would be 5 years and that this would be in three distinct

phases the components of which are described in detail within the description of proposals section of this report above.

Whilst there would be a lengthy construction period to facilitate the development the impacts of construction activity on those residing on Campus and neighbouring residents and businesses would be minimised through best practice in construction management secured by way of planning condition, and by the distinct geographic phases of development proposed. Given the need to ensure that student accommodation is available during this construction programme the approach to the phasing of development is considered to be acceptable.

Increase in student bedspaces

A number of concerns have been raised regarding the justification for an increase in bedspaces on Fallowfield Campus and that the numbers now proposed differ from the increase in bedspaces set out within the Fallowfield Campus Development Framework adopted by the Council's Executive Committee at its meeting in December 2014.

The application proposals would lead to an increase in overall student bedspaces available on the Campus by 1033 spaces. The breakdown of existing and proposed bedspaces are as follows:

| Existing/Proposed Accommodation | Current Number of Bed spaces | Number of Bed spaces to be Lost | Number of Bed spaces Retained / Proposed |
|----------------------------------------|-------------------------------------|----------------------------------------|-------------------------------------------------|
| Owens Park | 1,075 | 1,075 | 0 |
| Oak House | 1,101 | 1,101 | 0 |
| Richmond Park | 515 | 0 | 515 |
| Woolton Hall | 198 | 0 | 198 |
| Ashburne Hall | 419 | 0 | 419 |
| Phase 1A | 0 | 0 | 1,386 |
| Phase 1B | 0 | 0 | 927 |
| Phase 2 | 0 | 0 | 896 |
| Total | 3,308 | 2,176 | 4,341 |

The Development Framework for the Campus was prepared and adopted by the Council to guide the future development of the Campus. The Framework set out a number of development principles, one of which indicated that the redevelopment of the Campus would provide a high density, critical mass of student accommodation and facilities that would underpin the vitality of the District Centre and the wider Fallowfield area.

The Framework did identify that the redevelopment of the Campus would provide a significant increase of 800 bedspaces to replace those lost as part of the other works on University's estate at Grovesnor Halls within the Higher Education Precinct. The current application proposals provide an additional 1033 spaces which is 233 bedspaces above those envisaged in the Framework.

In determining the acceptability or otherwise of an increase in bed spaces on the site regard is made to the Framework which established development principles to guide the redevelopment proposals. However, the planning merits of the proposals must pay particular regard to local and national planning policy and whether the development is acceptable and does not give rise to unacceptable impacts when considering it against that planning policy context. In this instance and as set out in following sections of this report, the development proposals, including an increase in student bedspaces on an existing student accommodation Campus, are considered to be acceptable and not give rise to significant impacts that would warrant refusal of the application.

Layout

The proposals have been devised to provide a considered response to a number of issues associated with the current Campus such as a layout which feels unconnected to the wider District Centre.

The layout of the proposals in terms of landscaping and the positioning of buildings seeks to address these current weaknesses by providing:

- A clear frontage to Wilmslow Road,
- A focal point for future enhanced commercial shop frontage to serve the District Centre;
- Improved legibility of the Campus for students;
- Enhanced and safer pedestrian and cycle routes through the Campus;
- Removal of vehicular movements from central areas of the Campus;
- Retention of the verdant feel of the Campus by maintaining the significant mature trees that bound the site; and
- Clear connections between the proposed residences, those that are to be retained and other facilities on the site including the Armitage Centre.

The proposed layout of the application proposals and indicative masterplan for Phase 2 are considered to be acceptable.

Scale

The majority of the proposed new buildings are four storeys in height and reflect the general scale of the existing buildings on site, the exception being the existing Owens Park Tower does rise to 16 storeys in height. The exception is two six storey buildings within phases 1A and 1B of the proposals. The applicant has indicated that the location of these taller buildings has taken into account a range of issues including relationships to open space and to minimise overshadowing of external spaces. These two buildings also provide accessible bedrooms spaces on each floor accessed via lift provision, lifts are not provided in the four storey buildings.

Concerns have been raised by residents of Old Hall Lane relating to the scale of the proposed six storey building and that this would have an overbearing impact to the rear of these residential properties. It is recognised that built form in this part of the application site would result in a change in view and outlook from the rear of properties on Old Hall Lane and Birchfields Road, however, both the four storey and six storey buildings would be set well away from the boundaries of rear gardens of

properties on Old Hall Lane separated by the existing sports pitches and range from approximately 80 metres in the case of the nearest proposed four storey building and 140 metres in the case of the six storey building. These distances become greater from the rear of the properties and range from approximately 90 to 160 metres respectively. The residential properties on Birchfields Road would be approximately 220 metres from the nearest proposed building.

The scale of proposed buildings fronting Wilmslow and Moseley Road are predominantly four storeys in height dropping to two storeys for the Hub building. The scale of these buildings would help to form a strong prominent road frontage.

It is not considered that the scale of development would have unacceptable impacts and is appropriate in this instance given the wider context of the site; the distances from existing residential properties; the design of the proposed buildings and the provision of additional tree planting on the boundary.

Design and appearance

The application proposals have been developed to provide a high quality Campus environment. The buildings have been designed to be contemporary in approach and provide a mixture of flat and pitched roofscapes to provide a varied appearance of scale. The publically viewable buildings, in particular, have been designed to provide a positive and strong frontage and main entrance to the campus.

The applicant has indicated that the appearance of the buildings has been developed to ensure the following:

- Promote ownership by the students
- Create a civic impression to the wider community
- Improve the quality of the area and the perceived visibility of the University.

Each phase has been designed to create its own identity to reflect the character of the retained residences of Ashburne, Woolton and Richmond Park.

The proposed material palette is limited to high quality materials the principle materials are: brickwork, metal cladding, fibre cement, slate cladding and roofing, aluminium windows and curtain walling. Although the proposals include the development of a number of different buildings the intention is to have a consistent approach to design and materials.

The use of brick is only found within phase 1A and Phase 1B townhouses the principle brick proposed is a buff brick whilst there will be some limited use of red brick to refer to the use of red brick in the surrounding area. It is also proposed to use black/blue brickwork on the CPU and Hub buildings and low level brickwork to area's of dark Zinc cladding.

A range of three types of metal cladding are proposed; Zinc, satin aluminium cladding panels, and perforated high gloss aluminium cladding panels.

The application documents set out a clear rationale and approach to the chosen to the design and appearance of the proposed buildings, these are considered to be

acceptable and would create a positive additional to the character and appearance to Fallowfield.

Visual Amenity

The submitted Environmental Statement included a comprehensive Townscape and Visual Impact assessment. This assessment identified and assessed the potential environmental effects that the proposed development will have on the townscape and visual resource of the study area. The assessment sought to consider the Landscape and visual effects of the construction, operational, and post-mitigation phases of the proposed development. Whilst there were identified adverse impacts of the construction phase of development which could not be mitigated, given these impacts would be of a temporary nature, it is not considered that this would warrant refusal of the application proposals.

The application proposals have been designed to enhance the road frontages of Wilmslow and Moseley Road through the retention of the strong boundary of trees and the introduction of well-designed buildings utilising high quality materials. The proposed Hub buildings would enhance the main entrance to the Campus whilst the surrounding hard and soft landscaping would further improve the setting of the Campus and proposed buildings.

The submitted Townscape and Visual assessment, whilst assessing representative viewpoints taken from publicly accessible locations, also considered illustrative private viewpoints from residential areas along the northern and eastern boundaries of the site (Old Hall Lane and Birchfields Road).

Concerns have been raised by residents of Old Hall Lane on the visual impacts of the development on views from their properties. The submitted Townscape and Visual impact assessment sought to assess two illustrative view points from both Old Hall Lane and Birchfields Road. The ES indicated that without mitigation the proposals would result in adverse impacts that would be significant in nature.

The introduction of four and six storey buildings in the eastern portion of the site on the existing landscaped bund and sports pitch would change views from the rear of properties on Old Hall Lane and Birchfields Road which are currently open views towards landscaping and the Armitage Centre Sports Centre. Views of proposed buildings are from significant distances across playing fields ranging from 80 to 140 metres from rear boundaries. It is considered necessary, given this permanent visual change, that mitigation is required. The applicant is proposing the introduction of tree planting along the north and eastern boundary. It is considered that this, alongside the high quality of design of proposed buildings, would mitigate impacts to an acceptable level and that would not be significant. The proposed planting would take time to mature and would require long term maintenance and management. It is therefore considered appropriate that a condition of any approval requires a long term maintenance and management regime to be in place to retain this landscaped boundary.

The overall visual impacts of the proposals, subject to the specific proposed mitigation measures outlined above, are considered to not give rise to significant

impacts and would enhance views of the Campus from the public areas that surround the site.

Residential Amenity

Overlooking and loss of privacy

Concerns have been raised that the proposals would result in the loss of privacy and introduce overlooking from four and six storey buildings proposed on the eastern portion of the site into the rear of properties on Old Hall Lane.

As set out above, the proposed buildings in this location are set significant distances from the rear boundaries of properties on Old Hall Lane. The proposed buildings in this location have also been designed to include oriel windows that would reduce the number of windows facing across the sports pitches towards the residential properties beyond. Given the distances to the rear of properties on both Old Hall Lane and Birchfields Road it is not considered that the proposed buildings would give rise to unacceptable impacts in terms of overlooking or loss of privacy to residential properties.

Noise

The applicant has provided a noise and vibration assessment alongside the application. The assessment looks at the proposed development and specific elements that could be considered to give rise to noise impacts and including the Hub building, the retail units, Central Processing Unit and proposed energy centres across the site. This information has been assessed by the Councils Environmental Health officers whose recommendations indicate they accept the general assessment provided and have asked that a number of appropriately worded conditions be attached to any approval.

The proposals generally replace similar facilities already on the site. The Hub building is anticipated to contain specific Campus events and residential buildings and amenity areas associated with these would be used for general social gatherings which would be managed through the operational arrangements in place by the university.

The application documents confirm that the Hub building will be designed to comply with the requirements of the Councils Environmental Health and Licensing requirements and would include the following:

- Lobbied entrances;
- Sound level limiters to amplified music
- Managed bottle collection/recycling to minimise break out noise
- Enhanced glazing, roof, doors and rooflights of the building
- Mechanical ventilation and sealed façade during evening events

It is proposed that The Hub would have an associated external seating area; this is located to the east of the building within the centre of the Campus.

The assessment did indicate that deliveries and waste collections to the Central Processing Unit building could impact on private residential properties on Redshaw Close and student residences in Richmond Park. This reflected that deliveries were

currently taking place along Whitworth Lane, rather than through the Campus via Chancellors Way. The assessment also provides an explanatory assessment regarding impacts on Richmond Park halls of residence and that noise levels would be within recommended guidelines by the World Health Organisation.

The Sherwoods Residents and Tenants Association have provided the Council with a copy of a noise report commissioned by One Manchester a local housing association. The residential properties related to the survey are located to the south west of the application site located in close proximity to commercial buildings of the District Centre and Wilmslow Road. It is understood that the noise report was commissioned on behalf of a resident by One Manchester but not specifically in relation to the current application proposals. The assessment provided by SRTA has been reviewed and identifies noise impacts associated with the location of the property in close proximity to the Fallowfield District Centre and other issues within the wider Fallowfield area. The noise survey concluded that the *“majority of maximum noise levels measured related to vehicular movements on Sherwood Street, although events including squeaking and banging of loading bay shutters, shouts and singing from passers-by, delivery vehicles, rolling of beer kegs and lorries turning were all noted during the night time periods (11pm-7am)”*. It is considered that the conclusions indicate that noise impacts measured are associated with noises commonly associated with a District Centre but are not directly associated with the operation of Owens Park.

As set out above the applicant has provided a noise assessment of the application proposals and it is not considered that the development proposals, with the imposition of the recommended conditions, would directly give rise to unacceptable impacts in terms of noise on existing residential properties.

The proposals have been designed and sited to minimise impacts on adjacent residential properties, as such, and as set out within this report, the proposals are not considered to give rise to unacceptable impacts in terms of residential amenity to warrant refusal of the application.

Traffic and Transport

The submitted Environmental Statement includes a Transport Assessment and draft travel plan and assesses the likely significant effects of the proposals on the surrounding area in terms of transport, accessibility, traffic and highways impact. This information has been assessed by Highway Services who raise no objections to the proposals.

There are no amendments proposed to highways as a result of the proposed development. Chancellors Way will become the primary point of access to the site and this will accommodate all servicing vehicle movements. This will remove these vehicles from the Old Hall Lane / Whitworth Lane entrance. A vehicular entrance will be retained from Wilmslow Road in the current location to allow for parking and servicing for the proposed doctor's surgery and retail units.

The application site is well located in relation to sustainable transport infrastructure and key local facilities within the district centre and further north in relation to the

higher education precinct and city centre. There are existing pedestrian crossing points on Wilmslow Road that connect to a good network of pedestrian routes. In addition Wilmslow Road has good quality on road cycle lane facilities which are also subject to enhancements to connect with improvements being made along the Oxford Road/Wilmslow Road corridor.

In addition to the good pedestrian and cycle links, the application site is well located in relation to bus stop facilities and services that operate on the high frequency bus route along Wilmslow Road. Given these factors car ownership and use of the existing car parking facilities at the Campus is confirmed as being low. The proposed overall reduction in on-site car parking spaces is considered to be acceptable given the applications sites sustainable location and that evidence has been provided that confirms the levels of cars accessing the site and requiring car parking is low.

Concerns have been raised regarding the potential impacts on bus services through the increase in students residing at Owens Park. However, Transport for Greater Manchester have raised no concerns in regards of the capacity of bus services as a result of the proposals.

It is not considered that the proposals would have any unacceptable impacts on the highway network or on pedestrian or highway safety.

Air Quality

An assessment of air quality impacts of the proposed development has been submitted as part of the application.

The application site is within the Manchester Air quality Management Area which covers the City Centre, the area around Manchester Airport and the main arterial traffic routes in the city. There is therefore the potential for any emissions associated with the proposals to cause air quality effects within this sensitive location.

The assessment investigates both the construction and operational effects of the proposed development and concludes that with mitigation measures the significance of likely air quality effects from construction and operational effects was predicted to be negligible.

It is considered necessary to ensure construction activities are undertaken in accordance with the mitigation measures outlined within the Air Quality assessment to ensure there are no unacceptable impacts in relation to local air quality this would be achieved through a fully detailed Construction Management Plan. An appropriately worded condition is proposed to be attached to any approval of the application. With this mitigation in place it is not considered that the proposals would give rise to unacceptable impacts in respect of Air Quality.

Crime and Safety

The applicant has provided a Crime Impact Statement alongside the application prepared by Greater Manchester Police. This statement sets out to assess the development proposals against the principles of 'Crime Prevention through

Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime. The level and type of information contained within it are considered to follow best practice in order that an assessment of the proposals impacts in terms of crime and fear of crime can be made.

GMP are supportive of the proposals and indicate that the scheme design is good. The CIS highlights a number of issues that they would wish to see addressed and includes:

- Creation of defensible space to the town houses facing Whitworth Lane or the re-orientation of these houses to face into the campus;
- Removal of the recessed doorways to the town houses;
- The need to provide wide, well illuminated, footpaths linking central facilities to the residential accommodation, particularly the most remote buildings; and,
- Clarity on the opening up of the pathway connecting Owens Park to Birchfields Road.

The applicant has provided additional boundary treatment details which have overcome these concerns set out in the Crime Impact Statement.

In relation to the proposed properties on Whitworth Lane, these do include defensible face and boundary treatments, with the provision of wide well-lit recessed doorways. The doorways contain windows and would allow residents to directly view visitors to the properties. In addition residents approaching their doorway from Whitworth Lane would be able to have a direct view of the doorway.

In respect of the public right of way through the site, this is to be unaltered and is currently open to use; however the proposals would include a full Campus lighting scheme and CCTV system to enhance safety and security whilst the addition of residents at the end of this public right of way would enhance the natural surveillance of this right of way at this location.

It is considered that the proposals have been designed to reduce the opportunities for crime and the fear of crime and as recommended by GMP a condition is to be attached to any approval relating to the development achieving secure by design accreditation.

Overshadowing of Playing Pitches

Manchester Grammar School (MGS) has raised concerns regarding the impact of the proposed buildings on their adjacent sports pitches and in particular overshadowing which could affect the future quality of the grass surface.

The applicant has prepared a solar analysis this indicates that there would be good levels of sunlight to the pitches during the key growing season months of spring and summer. The analysis shows that during the spring (21st March) and summer (21st June) minimal overshadowing occurs in late afternoon (this is the time of day where the potential for overshadowing is greatest due to the sun path and building locations). It also confirms that there is little difference in respect of the overshadowing caused by the proposed 4 and 6 storey buildings.

It is not considered that the proposals would cause significant detrimental impacts on adjacent sports pitches.

On site waste management

The applicant has provided a detailed waste management strategy alongside the application. This has been assessed by Environmental Health who consider it to be acceptable.

Waste from the residences is currently segregated into general waste and two recycling (Kerbit) streams:

1. Blue recycling – paper, cardboard and tetrapacks; and
2. Brown recycling – glass, metal and plastics.

Fallowfield Campus residences receive their recyclable waste collection services under an existing arrangement with Manchester City Council which allows the University to participate in the Council's Kerbit recycling scheme. The scheme would be extended to the additional residences; the applicant confirms that this has been accepted by the relevant Council service.

The operational waste management strategy presented in the application has been developed in line with requirements of the University arrangement with Manchester City Council to collect waste from the Fallowfield Campus and follows these requirements:

- Bins are to be positioned for collection on the road side accessible by the refuse collection vehicle;
- For every general waste bin location there must also be a brown and blue Kerbit bin provided; and
- Kerbit bins must be provided based on a ratio of 1:40; that is a single blue and brown recycling bin per 40 residents.

The recycling bins are emptied weekly by the Council, with the materials being collected alternated each week, e.g. blue on week one and brown on week two.

General waste bins are collected twice daily from the residences, six days a week, by the Porters, and taken under tow to a compactor located adjacent to the existing Limes Building.

The University has begun trialling the separate collection of food waste from the residences and this approach is being promoted by Manchester City Council.

The general waste is to be compacted on site at the proposed CPU building. To transport the general waste bins to the compactor, the University Porters drive electric tug vehicles to each bin store and collect the general waste bins. A number of general waste bins are taken under tow by the electric tug vehicles to the compactor to be emptied and then returned to their bin store. To facilitate this practice the planned design specifies that the courtyard pavements are to be of sufficient width and construction for electric tug vehicles to travel on them.

There will be no access to the residential courtyards by refuse vehicles. This will require the recycling bins to be moved from within the courtyards; either manually or utilising the electric tug vehicles, by the University Porters to the nearest designated temporary holding location adjacent to the refuse vehicle accessible routes. The planned design provides designated areas for the temporary holding location of the recycling bins adjacent to the refuse collection routes to facilitate collection.

The temporary storage areas require hardstanding on which the bins will be placed and a dropped kerb installed where the path meets the roadway, in accordance with the Manchester City Council Planning Guidance Document: GD 04 requirement, to allow those collecting the bins to wheel them to the rear of the refuse vehicle. Several holding areas are to be distributed throughout each phase with sufficient space to hold the total number of Kerbit recycling waste bins for each phase specified below:

- 36 bins in Phase 1a; and
- 25 bins in Phase 1b.

To minimise the impact of the number of bins that need to help temporarily whilst awaiting collection; a number of holding areas have been set out in the design which in combination provide the maximum capacity required, as outlined above.

The residential waste storage presented includes the provision for both the cluster residences and townhouses for all phases. All bin stores are required to contain provision for general waste; blue recycling, brown recycling and segregated food waste. The bin stores have been designed to accommodate segregated food waste which has been proposed as an addition to the University waste strategy. All bin stores have been designed to contain 1100 litre eurocart bins, in accordance with the University and Manchester City Council requirements.

Phase 1a

For the student cluster flats in Phase 1a, 15 bin stores will be constructed in total; to meet the required ratio of 1:40. Each bin store, unless otherwise stated below, will contain:

- 1 general waste;
- 2 blue Kerbit recycling waste;
- 2 brown Kerbit recycling waste; and
- 1 segregated food waste.

There are two bin stores for this phase which is required to contain only four bins. One store will contain:

- 1 general waste;
- 1 blue Kerbit recycling waste;
- 1 brown Kerbit recycling waste; and
- 1 segregated food waste.
-

One further store will contain:

- 2 blue Kerbit recycling waste; and
- 2 brown Kerbit recycling waste.

There are two bin stores for this phase which is required to contain seven bins. This store will contain:

- 2 general waste;
- 2 blue Kerbit recycling waste;
- 2 brown Kerbit recycling waste; and
- 1 segregated food waste.

In addition the townhouses within Phase 1A will require seven bin stores will be constructed in total for this phase; this equates to one bin store provided per three townhouses. This achieves a ratio of bins :residents of 1:36.

Each bin store will contain:

- 1 general waste;
- 1 blue Kerbit recycling waste;
- 1 brown Kerbit recycling waste; and
- 1 segregated food waste.

Phase 1b

For Phase 1b, the waste storage provision for the townhouses is incorporated with the requirements for the cluster flats. There will be 15 bin stores constructed in total; this meets the required ratio of 1:40. Five of the bin stores will contain:

- 1 general waste;
- 2 blue Kerbit recycling waste;
- 2 brown Kerbit recycling waste; and
- 1 segregated food waste.

There will be seven bin stores for this phase which are required to contain only four bins. Six of these stores will contain:

- 1 general waste;
- 1 blue Kerbit recycling waste;
- 1 brown Kerbit recycling waste; and
- 1 segregated food waste.

-

One further store will contain:

- 2 blue Kerbit recycling waste; and
- 2 brown Kerbit recycling waste.

There will be two bin stores for this phase which are required to contain seven bins.

These stores will contain:

- 2 general waste;
- 2 blue Kerbit recycling waste;
- 2 brown Kerbit recycling waste; and
- 1 segregated food waste.

There will be one bin store for this phase which is required to contain 10 bins. This store will contain:

- 2 general waste;
- 3 blue Kerbit recycling waste;
- 3 brown Kerbit recycling waste; and
- 2 segregated food waste.

In total the CPU external yard has been designed to accommodate the following waste collection containers:

- Two, 16 cubic yard builders skips;
- One Fluorescent light tube coffin, capable of holding a minimum of 100 tubes;
- One light bulb store;
- One bulk battery waste box;
- One WEEE walk-in container;
- One hazardous waste box;
- 25, 1100 litre eurocart bins;
- One, 240 litre waste cooking oil wheelie bin;
- One static waste compactor, with lift capable of handling 1100 litre eurocart bins and protective cage;
- One, 35 cubic yard container associated, associated with the compactor; and
- One, 25 cubic yard roll on roll off container.

Central Hub

The following bin requirements are to be provided for the Hub building in 1100 litre Eurobins:

- 1 General
- 1 cardboard
- 1 mixed recycling
- 1 glass
- 1 food
- 1 240 litre waste cooking oil wheelie bin

Accessibility

The applicant has confirmed that inclusive design has been considered in all aspects of the public realm to enable people with disabilities, both visually and physically impaired, to use the streets and spaces easily. For the visually impaired, the detailed design will ensure that the key routes within the development are easily navigable.

Accessible rooms are to be provided across the two 6 storey buildings proposed. A larger standard room is proposed providing a greater opportunity for a range of disabilities.

The approach to inclusive design and provision of accessible accommodation is considered acceptable.

Cycle parking

The existing campus area is well catered for in terms of cycle storage, with numerous covered secure cycle parking shelters available across the site and additional rack parking attached to many of the residential buildings. In total these facilities provide 461 spaces for cycle parking inside of the application site.

The proposals seek to provide additional spaces and confirmation on the final number increases in spaces is currently awaited.

Additional retail within Fallowfield District Centre

The outline proposals include the provision of additional retail floor space within the district centre. The applicant indicates that up to a maximum of 1,400 square metres of flexible retail floorspace is proposed to allow uses within Class A1 (Shops), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes).

Core Strategy policy C6 indicates that additional development which creates a more diverse centre will be supported, in particular involving improvement to the retail offer to meet the full range of residents in surrounding neighbourhoods and promoting community uses. The policy specifies that development of the University of Manchester facilities at Owens Park will be supported as a means of improving the balance of uses within the centre.

The proposals are considered to be proportionate to the sites location within the district centre and to enhance the range of facilities available. The outline proposals are indicated along the Wilmslow Road frontage and would provide facilities available to local residents and students. The balance of uses proposed is considered to be acceptable and reflects recent approvals for approved elsewhere in the district centre and in particular the former Orange Grove Public house site towards the southern end of the district centre.

Construction

The application proposals would result in the provision of managed student accommodation contained within a Campus environment. During the construction phase it is anticipated that there would be impacts on residential amenity associated with activity on the site and movements of construction vehicles to and from the site. The application site is located within a dense urban area adjacent major arterial roads and the applicant has provided a draft Construction Management Plan (CMP) outlining the principles to reduce further the impacts of construction activity. It is considered that given the temporary nature of the construction works and with an appropriately worded condition for the submission of a full CMP once a contractor for works is in place the development would not give rise to significant impacts that would warrant refusal of the application.

Heritage

The application is supported by an assessment of the impacts of the proposals on Cultural Heritage and Archaeology on and close to the site. The Greater Manchester Archaeology Advisory Service proposals have confirmed that no additional archaeological surveys or assessments are required.

The site is not within a Conservation Area and does not contain any listed buildings, however the wider Campus does contain three Listed Buildings, Behrens Hall (Ashburne House) - Grade II, The Firs and attached annex - Grade II, and Lodge of the Firs, with attached Gateway - Grade II. The Platt Chapel – Grade II building is located off site and off Campus. The proposed development would not directly affect any of these heritage assets. It is considered that the overall improvement in the quality of the appearance of the buildings on the Campus as a result of the proposed development would maintain and enhance the setting of these heritage assets.

It is considered that the proposals have been designed to respond sensitively to the heritage assets located within the Campus but which are outside of the planning application boundary and there would be no significant impacts on heritage assets.

Loss of Playing Pitch

The proposals will involve the demolition of the existing Owens Park and Oak House buildings and their replacement with new student accommodation, as well as the creation of new student accommodation on the existing rugby pitch located on the eastern portion of the application site. This reflects the principles set out within the Development Framework which identified this pitch for development and also indicated that mitigation for the proposed loss of the sports pitch would need to be identified and agreed as part of this planning application.

As the proposals would result in the loss of an existing sports pitch the applicant has submitted a Sports Pitch Report alongside the application.

The Sports Pitch Report sets out the context for the proposed replacement pitches at the University's Armitage Centre, part of its Fallowfield Campus. The scheme for these replacement pitches was approved by the Planning and Highways Committee at its meeting held on the 17th November 2015 (planning reference: 109519/FO/2015/N2) and the applicant has confirmed that this planning application was submitted in advance of the application for the student accommodation to ensure that the artificial grass pitches (AGPs) could be delivered as early as possible.

The Sport Pitch Report confirms that based on the conclusions of the Manchester City Council draft playing pitch assessment there is no adverse impact as a result of the proposals due to the limited use of the pitches by the community/local teams and the replacement provision that is proposed. There would be a significant increase in the capacity for sport to be played at the Armitage Centre and provide additional opportunities for the use of the pitches by the local community and sports teams.

Sport England have submitted a holding objection to the loss of the rugby pitch however we believe the matter raised in terms of details of usage of the replacement facilities is in the process of being resolved and does not prevent consideration of the application as the matter outstanding is one of detail rather than principle.

For the avoidance of doubt it is considered that the replacement pitch provision set out within the approved planning application 109519/FO/2015/N2 would provide better replacement sport facilities sports pitches and the loss of the existing grass rugby pitch is acceptable in this instance. Sport England did not object to those proposed enhancements approved under planning reference 109519/FO/2015/N2 subject to appropriately worded conditions. Despite this it is considered necessary to ensure that these replacement facilities are in place in a timely manner and to ensure their delivery an appropriately worded condition is proposed.

Biodiveristy and Ecology

The applicant has undertaken an Ecology Assessment contained within the submitted Environmental Statement. This assessment has been reviewed by the Greater Manchester Ecology Unit along with the tree reports who are in general agreement with the conclusions and mitigation proposals. They have indicated that further biodiversity enhancements should be provided on site in particular to provide greater opportunities for nesting birds. They have recommended that a number of conditions be attached to any approval relating to the delivery of further biodiversity enhancements, approving the methodology for the treatment of Japanese knotweed on site and precautionary conditions in relating to the demolition of buildings on site and impacts on bats.

The proposed development would involve the demolition of buildings which have been identified as containing bat roosts. The roosts are located in Phase 2 and as such the necessary mitigation is provided in the earlier phases of development. There are no other adverse impacts noted on protected species as a result of the proposed development.

The proposals would provide mitigation for habitats lost and would also include replacement planting which would help to improve the overall biodiversity value of the Site. This includes the green roof which is proposed for the Hub building. However, in light of the comments of GMEU it is considered that further opportunities could be provided to enhance biodiversity through provision of a greater number and type of bird nesting boxes across the campus. This would be secured through appropriately worded conditions.

The site does contain the invasive species Japanese Knotweed and the proposals seek to ensure the appropriate removal of this species from the site in accordance with best practice. GMEU have confirmed the proposed methodology for removal is acceptable.

Trees

Tree surveys have been undertaken as part of the application submission and an Arboricultural Implications Assessment has also been supplied.

The application site contains a large number of mature trees on site. The applicant has confirmed that the positions and locations of existing trees have informed the layout of the proposals which seek to retain the large majority of trees and those assessed as being of the highest quality (category A) including all groups of trees within this category. However, there would be a loss of trees as part of the proposals including a number of trees that have been identified by the City Councils arborist as having a high visual amenity value, of these trees 3 were assessed as being category A trees.

The survey which has been undertaken identified individual trees and groups of trees and 70 No. individual trees have been identified for removal due to the development or poor condition. In addition to this, a number of trees will be removed from tree groups, some to accommodate the development, some to accommodate recommended thinning or due to poor condition.

The applicant has amended the landscape proposals to incorporate additional tree planting. The proposals incorporate the planting of a total of 193 new trees of mixed sizes. Of these, 93 No. are proposed to replace the loss of trees within the groups.

The number of trees to be retained within and adjacent Phase 1 of the development are 107 individual trees and approximately 155 within the identified groups of trees.

The proposals would result in the loss of an area of planted woodland on the eastern portion of the site. The trees within this woodland have been surveyed as being self sown young specimens. This area of the site comprises made ground which is understood to have been formed by demolition materials from historic buildings previously on the site. This area has been left mostly unmanaged and has been used for the disposal of green waste it is also understood that the applicant has been trying to control the spread of Japanese Knotweed in the area, which has proved difficult due to the dense scrub.

To mitigate the loss of trees and woodland on site the applicant has prepared a detailed landscape and tree replacement scheme. In response to concerns raised, revised proposals have been provided that increase the amount of onsite tree planting to further mitigate the loss of good quality trees on site. The revised proposals would result in the provision of 193 new trees these trees and also incorporate the planting of native hedgerows and native understorey shrub planting which has been revised to incorporate species recommended by the Councils arborist. The overall proposals for landscaping and tree planting are considered to be acceptable to mitigate the loss of trees on site.

Detailed proposals for the outline element of the application through the consideration of reserved matters applications would consider the impacts on trees in this phase of development further.

The applicant has confirmed that whilst the proposals would result in a loss of trees and not all these would not be able to be replaced 'on-site'. It is confirmed that the applicant is working with Red Rose Forest to develop a comprehensive scheme for off-site tree planting within its wider estate to provide mitigation for the loss of trees as part of all its development activities. Red Rose Forest were commissioned by the University in early 2015 to deliver this strategy. The current draft strategy:

Recognises the important role that trees play in the urban environment and commits the University to increasing tree cover within the University's campus.

Acknowledges that trees maybe lost on some sites as part of the University's 'Campus Masterplan' and identifies sites within the University's estate where additional trees can be planted. These include sites at Victoria Park and Whitworth Park which are in close proximity to Owens Park and which would be identified for additional tree planting in relation to the Owens park project.

The applicant indicates that the first phase of the strategy has already been implemented, with 250 native trees being planted adjacent to the University's sports pitches in Wythenshawe.

TV Reception Impact

An assessment of potential impacts on TV reception in the immediate local area has been undertaken due to the proposed heights of some of the buildings. This assessment confirms that the proposed development is unlikely to have a significant impact on television reception because the development has a maximum height of six storeys which is similar to existing buildings on site and also because the measured signal strength in the immediate local shadow zone is classed as very good.

Flood Risk

The application has been accompanied by a flood risk assessment and surface water drainage strategy. The Flood Risk Assessment (FRA) has reviewed all sources of flood risk to both the proposed development and to the existing adjacent properties as a result of the development proposals. Consultation responses have been received from the Environment Agency, United Utilities and Manchester City Council Flood Risk Management team with regard to flood risk and drainage of the proposed development. No issues or concerns have been raised.

The submitted information indicates that the existing site has some issues with capacity and blockages of the existing drainage system. The application proposals incorporate a new separate foul and surface water drainage network with an appropriate maintenance regime to be put in place which will mitigate against any potential flooding. Conditions are proposed relating to securing the proposed drainage system and ensuring that a maintenance and management regime is in place.

Sustainability

The applicant has indicated that the proposed development will seek to achieve a BREEAM 'Very Good' rating in line with Core Strategy policy requirements. It is understood that the applicant also has its own requirements for new buildings which promote sustainability and carbon reduction measures.

In respect of energy use the proposed buildings have been designed in accordance with the energy hierarchy and will achieve a 6% increase above the 2013 Building Regulations Part L, which corresponds to the requirements set out in the Core Strategy relating to improvements on the 2010 Building Regulations Part L.

The following strategies are proposed :

Site -wide:

- Adopt the Lean and Mean design strategies in all the buildings across the site

Accommodation buildings:

- CHP coupled with district heating scheme to satisfy heating and hot water demand
- Naturally ventilated bedrooms and common spaces

Central Hub:

- High efficiency condensing boiler to satisfy bulk heating and hot water demand
- VRF system to provide space conditioning in areas with high heat gain
- Mixed mode ventilation strategy in the bar and formal dining areas
- A series of rooflights to provide daylight penetration into the building's interior
- A 170m² Photovoltaic array

It is considered that the proposals have been designed to embed the principles of sustainable buildings, and to exceed improvements in energy use set out in national regulations. A condition of any approval is proposed to ensure the development is constructed in accordance with the principles set out in the application documents.

Lighting

The application has been supported by a proposed external lighting strategy of the site. The strategy sets out that the lighting scheme to be used would comply with all relevant British Standards, the Institute of Light and Lighting Guidelines and guidance provided by the Society of Light and Lighting.

The lighting scheme would be designed to ensure lighting levels at the site boundary will not exceed 5 Lux and that the lighting proposed would not cause excessive glare to neighbouring residential properties from this site.

The submitted information indicates that the effect on the night sky will be negligible inside the site and zero outside the site. An adequate and safe level of lighting will be provided for site tasks, amenity and security, whilst maintaining a minimal impact on the site surroundings, environment and neighbouring properties.

It is confirmed that consideration has been given to mitigating the impact of lighting on the bats in the area, and in particular their flight paths through the site and their relocation to areas with appropriate lighting conditions.

The scheme would also use low energy light source types, the minimum number of lighting columns/ points and energy efficient controls.

Two bat roosts have been recorded within buildings at Owens Park which will be demolished as part of the proposals. As part of the mitigation for the loss of these roosts, integrated bat roosts will be provided within the townhouses built within the early construction phases prior to the demolition of the Owens Park campus. These mitigation roosts will not be directly lit and the areas surrounding the building will only be lit minimally in order to provide darker areas for the bats as they emerge and re-enter their roosts. The application information indicates that at the worst case with all the luminaries switched on, there will be negligible light spill outside of the site and that there will be minimal impact on the bat flight paths from the lighting scheme.

To ensure that the principles of the submitted lighting strategy are incorporated into the development an appropriately worded condition is proposed for details of the final lighting scheme to be submitted for approval.

Ground Conditions

The applicant has provided a Geoenvironmental Desk Top Study and has undertaken initial and full intrusive site investigations. The green field area of Phase 1a is currently used as grass sports pitches. Based on historical records, this area has not been developed; the remainder of the Phase 1a site consists of a raised mound, now covered in scrub and small trees. It is assumed that this area was formed from spoil created from the development of other areas of the site. To the north of Phase 1a, there is a compound area with some small buildings on and a hardstand car park area.

The redevelopment will largely maintain the existing levels due to the extensive perimeter the exception to this is the mounded area within Phase 1A which would need to be removed during construction.

Given the surveys undertaken and subject to appropriately worded conditions as recommended by the Councils Contaminated Land Section and the Environment Agency, it is not considered that there are any ground condition impediments to the redevelopment of the application site.

Off-site issues

A majority of responses from residents and residents groups have raised concerns with the impacts of the proposals on current off-site issues. The issues raised include: anti-social behaviour of students within the area, litter and waste, and transient noise impacts late at night/early in the morning. The concerns raised suggest that an increase in bedspaces at Owens Park would create further instances of anti-social behaviour, litter and noise nuisance and further exacerbate an unbalance in the make-up of the local community and increase the pressure on local services including the Police and Council.

The Council is aware of the concerns raised by residents particularly regarding the behaviour of students living in the wider community and the impacts that this has on the living conditions of permanent residents. It acknowledges that these issues do have considerable impacts on local residents and the community. In response to these impacts the Council has introduced a series of planning measures attempting to address some of the concerns raised where these can be practically addressed through planning policy and in the way it determines planning applications.

One of the earliest measures related to the removal of permitted development rights through an Article 4 direction so that changes of use from a family dwellinghouse to a small House in Multiple Occupation (3 -6 persons) would require planning permission from October 2011. It was acknowledged that these types of property, popular with students in traditional student areas, had led to an imbalance in residential areas resulting in consequential impacts relating to the transient nature of occupation. Following in July 2012 the Manchester Core Strategy introduced policy H11, this provided the policy basis for determining planning applications related to changes of use to HMOs with the clear intention that in areas where a high concentration of such uses occurred then further HMOs would not be permitted. This policy remains in place and is used in determining these types of planning application and in successfully defending refusals at any subsequent planning appeals. There is

therefore a clear mechanism in place within the city to carefully manage the provision of any further HMOs and to ensure that no further provision is approved in those areas with an already high concentration.

It should be noted that policy H11 is also used in resisting planning application proposals to extend existing HMOs where this could reasonably be expected to lead to an increase in the level of occupation.

In relation to activities associated with the District Centre the Council continues to monitor the balance of uses across the District Centres to actively manage these. Again planning policy relating to evening economy uses contained in the Core Strategy (C10) are used where there is a concern that proposed changes of use could impact on the overall balance of uses within a Centre. Given the policy was not introduced until 2012 it is acknowledged that some centres including Fallowfield may have already altered to such an extent that the balance of uses favoured those supporting the night time economy. However, as is noted both in the current application and other applications for additional commercial floorspace in the District Centre, the Council is pursuing proposals that provide retail floorspace as opposed to additional space for bars and hot food takeaways. The Council would also continue to support applications that rebalance the overall provision of services and uses within the Centre.

As set out above, the Council has acknowledged through the introduction of a range of policies the need to manage certain aspects of both the private housing market and commercial floorspace in Fallowfield and neighbouring wards. These policies would continue to be used in considering planning application proposals in the area.

Notwithstanding the above, the matters raised by residents relate to issues that are not solely within the remit of planning legislation and are controlled through separate regimes such as licensing and Policing.

As indicated in the consultations section of this report the President and Vice Chancellor of the University of Manchester has recently written to the local planning authority in respect of concerns raised by residents relating to the behaviour of a minority of students. The University confirm that it takes the points made by the objectors most seriously and, through the University's due processes, look to ensure that effective follow-up is undertaken. It along with other partners is committing to additional measures to further add to the extensive range of measures focused on addressing student anti-social behavioural issues of a minority and maximising the positive impact that young people and students also have on local communities through community and volunteering programmes for example.

The University confirms that it already has a range of measures in place to address the community impact and anti-social student behaviour of a minority of their students as raised by Fallowfield residents and more widely in areas of high student populations across the City. They confirm that in conjunction with Manchester Metropolitan University, a number of further measures for improving management of areas of high student concentration across the City have been agreed in principle in their document titled "The University of Manchester's Commitment to Student Integration and Community Cohesion". This document sets out a series of

commitments that the Universities working through existing structures and cross working groups will define and implement in addition to their existing disciplinary measures and community engagement programmes. These additional measures are to be delivered through existing structures and cross working groups between the Universities, the City Council and Greater Manchester Police in consultation with local resident groups and other key stakeholders.

In response to concerns raised by residents regarding the availability of accommodation for second and third year students the University has confirmed that it is to make a commitment to make 500 bedrooms available across the Fallowfield Campus where the first offer will be to returning students or post-graduates. The rooms will be publicised to returning students through the 'returning students' application process' which commences in December for the next academic year. Whilst this does not limit the use of the accommodation to returning students, it does safeguard the opportunity for returning students to be accommodated on the campus and offers the potential to significantly increase the number of returning students on the Campus.

Questions have also been raised about the number of bedspaces in the context of the Grosvenor accommodation that had been used by the University in the City Centre. Whilst this is not believed to be directly relevant to the consideration of this application, the University has confirmed that on average it maintains around 8,200 bedspaces across three campus areas (Fallowfield, Victoria Park and the City Centre). Of these 6,200 are University owned/managed with the remainder held on short term leases. Grosvenor Place was vacated in the 2013/2014 academic year this provided around 800 bedspaces for both under and post graduate students. In view of the demand at that time 350 beds in private halls were leased at Denmark Road for 2014/2015. This lease has been retained for 2016/2017, the University is seeking to increase the number of beds at Denmark Road by 100 and take a further 100 at Liberty Point in the City Centre.

These measures and further commitments from the University of Manchester are clearly welcome and demonstrate an understanding of its responsibilities particularly in the wider area. It is recognised that there are issues in the wider area, however, as the local planning authority, the focus of consideration has to be the merits of the application and to what extent there would be harm. For the reasons set out in this report, in itself it is not considered that the provision of managed accommodation at the scale and quantity proposed on the application site would give rise to a significant increase in activity in the area to warrant refusal of the application. The Council has put in place policies that intend to restrict the provision of further HMOs within the immediate area and wider city. Alongside the intentions of other planning policy to manage the balance and mix of uses within the District Centre, there are clear measures in place for the City Council as local planning authority to manage both housing and commercial floorspace within the wider area that residents have identified as causing disamenity. These policies are being used to restrict further HMOs and are being upheld at subsequent planning appeals.

Conclusion

The application proposals seek to redevelop part of the University of Manchester Fallowfield Campus to provide modern high quality halls of residences and increase the overall provision of bedspaces.

The proposals have been well designed to provide a considered layout that provides enhanced routes through the site and opening up the Campus to the wider Fallowfield District Centre.

As outlined in this report the proposals are not considered to give rise to unacceptable impacts to warrant refusal of the application, conditions are proposed to ensure mitigations measures are implemented. The proposals therefore accord with local planning policies set out within the Core Strategy and Saved Unitary Development Plan and the National Planning Policy Framework and National Planning Policy Guidance and there are no other material considerations to indicate otherwise.

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 polices of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of 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 removal of the holding objection of Sport England and the agreement between the Chair of Committee and the Head of Planning of any further planning conditions that may be required to address Sport England's comments.

Article 35 Declaration

The application was determined in a positive and proactive manner. During the consideration of this application any issues raised have been discussed with the applicant and resolutions have been sought.

1) a) Applications for approval of reserved matters for the development of Phase 2 as identified on drawing reference P00_00_(0-)_Z0_A_002P07, received by the local

planning authority on the 30th September 2015 must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

b) The development of Phase 1a and Phase 1b as identified on drawing reference P00_00_(0-)_Z0_A_002P07, received by the local planning authority on the 30th September 2015 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 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the appearance, landscaping, layout, and scale of the building or buildings (hereinafter called "the Reserved Matters") of the development within Phase 2 as identified on drawing reference P00_00_(0-)_Z0_A_002P07 as received by the local planning authority on the 30th September 2015, and (where relevant) other matters as are required under condition numbered 3 to 36 inclusive shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the Reserved Matters shall be submitted in writing to the local planning authority and shall be carried out as approved in writing by the local planning authority.

Reason - To ensure the satisfactory development of the site and because this application is in outline only, and to ensure that the conditions attached to the consent are complied with for each Phase or Part Phase related to the implementation to which they are relevant.

3) The development hereby approved within phase 2 as identified on drawing reference P00_00_(0-)_Z0_A_002P07, as received by the local planning authority on the 30th September 2015 shall not exceed:

- height parameters as set out on drawing reference P00_00_(0-)_Z0_A_312P01.
- provision of up to 896 bedspaces and associated amenity building for the accommodation and providing laundry and amenity/social space.
- Retail floorspace up to a maximum of 1,400 square metres of floorspace for uses within Class A1 (Shops), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes).
- A Doctor's Surgery up to a maximum of 200 square metres.

Reason - To ensure the development does not exceed the parameters disclosed in the planning application.

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

Drawings:

P05 P00_00_(0-)_Z0_A_002 Proposed Site Redline Plan; P07 P00_00_(0-)_Z0_A_005 Demolitions Plan; P02 P00_00_(0-)_Z0_A_030 Existing Site Section;

P02 P00_00_(0-)_Z0_A_031 Existing Site Section; P01 P00_00_(0-)_Z0_A_300 Proposed Site Section Along Wilmslow Road; P01 P00_00_(0-)_Z0_A_301 Proposed Site Section Along Moseley Road; P01 P00_00_(0-)_Z0_A_302 Proposed Site Section Along Whitworth Lane; P01 P00_00_(0-)_Z0_A_303 Proposed Site Section Along The Northern Site Boundary; P01 P00_00_(0-)_Z0_A_304 Proposed Site Section Along The Eastern Site Boundary of P1A; P02 P00_00_(0-)_Z0_A_305 Proposed Site Section Along The Southern Site Boundary of P1A; P02 P00_00_(0-)_Z0_A_306 Proposed Site Section Along The Western Site Boundary of P1A; P01 P00_00_(0-)_Z0_A_307 Proposed Site Section Through the Village Green Looking East; P01 P00_00_(0-)_Z0_A_308 Proposed Site Section Through the Village Green Looking West; P01 P00_00_(0-)_Z0_A_309 Proposed Site Section Along the Primary E-W Circulation Route Looking North; P01 P00_00_(0-)_Z0_A_310 Proposed Site Section Along the Primary E-W Circulation Route Looking South; P01 P00_00_(0-)_Z0_A_311 Proposed Site Sections in Phase 1B; P01 P00_00_(0-)_Z0_A_901 Masterplan - Ground Floor Plan; P10 P00_00_(0-)_Z0_A_902 Masterplan - Typical upper Floor Plan; P07 P00_00_(0-)_Z0_A_903 Masterplan - Roof Plan; P06 P00_00_(0-)_Z0_A_910 Masterplan Phasing – Existing; P06 P00_00_(0-)_Z0_A_911 Masterplan Phasing - Phase 1a; P05 P00_00_(0-)_Z0_A_912 Masterplan Phasing - Phase 1a Townhouses; P05 P00_00_(0-)_Z0_A_913 Masterplan Phasing - Phase 1b; P05 P00_00_(0-)_Z0_A_914 Masterplan Phasing - Phase 2; P04 P1A_00_(0-)_Z0_A_001 Masterplan - Phase 1a Existing Plan; P03 P1A_00_(0-)_Z0_A_900 Masterplan - Phase 1a Ground Floor Plan; P04 P1A_00_(0-)_Z0_A_901 Masterplan - Phase 1a Typical Floor Plan; P04 P1A_00_(0-)_Z0_A_902 Masterplan - Phase 1a Roof Plan; P03 P1B_00_(0-)_Z0_A_001 Masterplan - Phase 1b Existing Plan 1:500 P03 P1B_00_(0-)_Z0_A_900 Masterplan - Phase 1b Ground Floor Plan; P05 P1B_00_(0-)_Z0_A_901 Masterplan - Phase 1b Typical Floor Plan; P05 P1B_00_(0-)_Z0_A_902 Masterplan - Phase 1b Roof Plan; P04 P02_00_(0-)_Z0_A_001 Masterplan - Phase 2 Existing Plan; P01 P02_00_(0-)_Z0_A_902 Masterplan - Phase 2 Parameter Plan; P04 P1A_01_(0-)_Z0_A_200 Ground Floor Plan - Building 101; P01 P1A_01_(0-)_Z0_A_201 First Floor Plan - Building 101; P01 P1A_01_(0-)_Z0_A_202 Second Floor Plan - Building 101; P01 P1A_01_(0-)_Z0_A_203 Third Floor Plan - Building 101; P01 P1A_01_(0-)_Z0_A_204 Roof Plan - Building 101; P01 P1A_02_(0-)_Z0_A_200 Ground Floor Plan - Building 102; P01 P1A_02_(0-)_Z0_A_201 First Floor Plan - Building 102; P01 P1A_02_(0-)_Z0_A_202 Second Floor Plan - Building 102; P01 P1A_02_(0-)_Z0_A_203 Third Floor Plan - Building 102; P01 P1A_02_(0-)_Z0_A_204 Roof Plan - Building 102; P01 P1A_03_(0-)_Z0_A_200 Ground Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_201 First Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_202 Second Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_203 Third Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_204 Fourth Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_205 Fifth Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_206 Roof Plan - Building 103; P01 P1A_04_(0-)_Z0_A_200 Ground Floor Plan - Building 104; P01 P1A_04_(0-)_Z0_A_201 First Floor Plan - Building 104; P01 P1A_04_(0-)_Z0_A_202 Second Floor Plan - Building 104; P01 P1A_04_(0-)_Z0_A_203 Third Floor Plan - Building 104; P01 P1A_04_(0-)_Z0_A_204 Roof Plan - Building 104; P01 P1A_05_(0-)_Z0_A_200 Ground Floor Plan - Building 105; P01 P1A_05_(0-)_Z0_A_201 First Floor Plan - Building 105; P01 P1A_05_(0-)_Z0_A_202 Second Floor Plan - Building 105; P01 P1A_05_(0-)_Z0_A_203 Third Floor Plan - Building 105; P01 P1A_05_(0-)_Z0_A_204 Roof Plan - Building 105; P01 P1A_06_(0-)_Z0_A_200 Ground Floor Plan - Building 106; P01

P1A_06_(0-)_Z0_A_201 First Floor Plan - Building 106; P01 Architectural
DP1A_06_(0-)_Z0_A_202 Second Floor Plan - Building 106; P01 P1A_06_(0-)
)_Z0_A_203 Third Floor Plan - Building 106; P01 P1A_06_(0-)_Z0_A_204 Roof Plan
- Building 106; P01 P1A_07_(0-)_Z0_A_200 Ground Floor Plan - Building 107; P01
P1A_07_(0-)_Z0_A_201 First Floor Plan - Building 107; P01 P1A_07_(0-)_Z0_A_202
Second Floor Plan - Building 107; P01 P1A_07_(0-)_Z0_A_203 Third Floor Plan -
Building 107; P01 P1A_07_(0-)_Z0_A_204 Roof Plan - Building 107; P01
P1A_08_(0-)_Z0_A_200 Ground Floor Plan - Building 108; P01 P1A_08_(0-)
)_Z0_A_201 First Floor Plan - Building 108; P01 P1A_08_(0-)_Z0_A_202 Second
Floor Plan - Building 108; P01 P1A_08_(0-)_Z0_A_203 Third Floor Plan - Building
108; P01 P1A_08_(0-)_Z0_A_204 Roof Plan - Building 108; P01 P1A_20_(0-)
)_Z0_A_200 Ground Floor Plan - Building 120; P01 P1A_20_(0-)_Z0_A_201 First
Floor Plan - Building 120; P01 P1A_20_(0-)_Z0_A_202 Second Floor Plan - Building
120; P01 P1A_20_(0-)_Z0_A_203 Third Floor Plan - Building 120; P01 P1A_20_(0-)
)_Z0_A_204 Roof Plan - Building 120; P01 P1A_21_(0-)_Z0_A_200 Ground Floor
Plan - Building 121; P01 P1A_21_(0-)_Z0_A_201 First Floor Plan - Building 121; P01
P1A_21_(0-)_Z0_A_202 Second Floor Plan - Building 121; P01 P1A_21_(0-)
)_Z0_A_203 Third Floor Plan - Building 121; P01 P1A_21_(0-)_Z0_A_204 Roof Plan
- Building 121; P01 P1A_50_(0-)_Z0_A_200 Ground Floor Plan - CPU & Energy
Centre - Building 150 & 151; P01 P1A_50_(0-)_Z0_A_201 First Floor Plan - CPU &
Energy Centre - Building 150 & 151; P01 P1A_50_(0-)_Z0_A_202 Roof Plan - CPU
& Energy Centre -- Building 150 & 151; P01 P1A_52_(0-)_Z0_A_200 Ground, First
Floor Plans and Roof Plan - Building 152; P01 P1A_60_(0-)_Z0_A_200 CPU
electrical substation - Building 160; P01 P1B_01_(0-)_Z0_A_200 Ground Floor Plan -
Building 201; P01 P1B_01_(0-)_Z0_A_201 First Floor Plan - Building 201; P02
P1B_01_(0-)_Z0_A_202 Second Floor Plan - Building 201; P01 P1B_01_(0-)
)_Z0_A_203 Third Floor Plan - Building 201; P01 P1B_01_(0-)_Z0_A_204 Roof Plan
- Building 201; P01 P1B_02_(0-)_Z0_A_200 Ground Floor Plan - Building 202; P01
P1B_02_(0-)_Z0_A_201 First Floor Plan - Building 202; P01 P1B_02_(0-)_Z0_A_202
Second Floor Plan - Building 202; P01 P1B_02_(0-)_Z0_A_203 Third Floor Plan -
Building 202; P02 P1B_02_(0-)_Z0_A_204 Fourth Floor Plan - Building 202; P01
P1B_02_(0-)_Z0_A_205 Fifth Floor Plan - Building 202; P01 P1B_02_(0-)_Z0_A_206
Roof Plan - Building 202; P01 P1B_03_(0-)_Z0_A_200 Ground Floor Plan - Building
203; P01 P1B_03_(0-)_Z0_A_201 First Floor Plan - Building 203; P01 P1B_03_(0-)
)_Z0_A_202 Second Floor Plan - Building 203; P01 P1B_03_(0-)_Z0_A_203 Third
Floor Plan - Building 203; P01 P1B_03_(0-)_Z0_A_204 Roof Plan - Building 203;
P02 P1B_04_(0-)_Z0_A_200 Ground Floor Plan - Building 204; P01 P1B_04_(0-)
)_Z0_A_201 First Floor Plan - Building 204; P01 P1B_04_(0-)_Z0_A_202 Second
Floor Plan - Building 204; P01 P1B_04_(0-)_Z0_A_203 Third Floor Plan - Building
204; P01 P1B_04_(0-)_Z0_A_204 Roof Plan - Building 204; P01 P1B_20_(0-)
)_Z0_A_200 Ground Floor Plan - Building 220; P01 P1B_20_(0-)_Z0_A_201 First
Floor Plan - Building 220; P02 P1B_20_(0-)_Z0_A_202 Second Floor Plan - Building
220; P01 P1B_20_(0-)_Z0_A_203 Third Floor Plan - Building 220; P01 P1B_20_(0-)
)_Z0_A_204 Roof Plan - Building 220; P01 P1B_21_(0-)_Z0_A_200 Ground Floor
Plan - Building 221; P01 P1B_21_(0-)_Z0_A_201 First Floor Plan - Building 221;
P01 P1B_21_(0-)_Z0_A_202 Second Floor Plan - Building 221; P01 P1B_21_(0-)
)_Z0_A_203 Third Floor Plan - Building 221; P01 P1B_21_(0-)_Z0_A_204 Roof Plan
- Building 221; P01 P1B_30_(0-)_Z0_A_200 Plans - Wardens Accommodation -
Building 230; P01 P1B_50_(0-)_Z0_A_200 Ground Floor Plan - Central Hub -
Building 250; P01 P1B_50_(0-)_Z0_A_201 First Floor Plan - Central Hub - Building

250; P01 P1B_50_(0-)_Z0_A_202 Roof Plan - Central Hub - Building 250; P01 P1B_60_(0-)_Z0_A_200 Central Hub electrical substation - Building 260; P02 (0-) GA Sections line P1A_03_(0-)_Z0_A_301 Building 103 - Typical Section through flat roof - 6 storeys; P01 P1A_05_(0-)_Z0_A_301 Building 105 - Typical Section through flat roof ; P01 P1A_05_(0-)_Z0_A_303 Building 105 - Typical Section through pitched roof ; P01 P1A_08_(0-)_Z0_A_300 Building 108 - Typical Section through gable end; P01 P1A_20_(0-)_Z0_A_300 Building 120 - Typical Townhouse Section; P01 P1A_50_(0-)_Z0_A_300 Building 150 - CPU Section; P01 P1B_50_(0-)_Z0_A_300 Building 250 - Central Hub Sections - Sheet 1a; P01 P1B_50_(0-)_Z0_A_301 Building 250 - Central Hub Sections - Sheet 1b ; P01 P1B_50_(0-)_Z0_A_302 Building 250 - Central Hub Sections - Sheet 2; P01(0-) GA Elevations P1A_01_(0-)_Z0_A_400 Unwrapped Elevations - Building 101 - Sheet 1; P01 P1A_01_(0-)_Z0_A_401 Unwrapped Elevations - Building 101 - Sheet 2; P01 P1A_02_(0-)_Z0_A_400 Unwrapped Elevations - Building 102 - Sheet 1; P01 P1A_02_(0-)_Z0_A_401 Unwrapped Elevations - Building 102 - Sheet 2; P01 P1A_03_(0-)_Z0_A_400 Unwrapped Elevations - Building 103 - Sheet 1; P01 P1A_03_(0-)_Z0_A_401 Unwrapped Elevations - Building 103 - Sheet 2 ; P01 P1A_04_(0-)_Z0_A_400 Unwrapped Elevations - Building 104 - Sheet 1; P01 2P1A_04_(0-)_Z0_A_401 Unwrapped Elevations - Building 104 - Sheet 2; P01 P1A_05_(0-)_Z0_A_400 Unwrapped Elevations - Building 105 - Sheet 1; P01 P1A_05_(0-)_Z0_A_401 Unwrapped Elevations - Building 105 - Sheet 2 ; P01 P1A_06_(0-)_Z0_A_400 Unwrapped Elevations - Building 106 - Sheet 1; P01 P1A_06_(0-)_Z0_A_401 Unwrapped Elevations - Building 106 - Sheet 2; P01 P1A_07_(0-)_Z0_A_400 Unwrapped Elevations - Building 107 - Sheet 1;P01 P1A_07_(0-)_Z0_A_401 Unwrapped Elevations - Building 107 - Sheet 2; P01 P1A_08_(0-)_Z0_A_400 Unwrapped Elevations - Building 108 - Sheet 1; P01 P1A_08_(0-)_Z0_A_401 Unwrapped Elevations - Building 108 - Sheet 2; P01 P1A_20_(0-)_Z0_A_400 Unwrapped Elevations - Building 120 - Sheet 1; P01 P1A_20_(0-)_Z0_A_401 Unwrapped Elevations - Building 120 - Sheet 2; P01 P1A_21_(0-)_Z0_A_400 Unwrapped Elevations - Building 121 - Sheet 1; P01 P1A_21_(0-)_Z0_A_401 Unwrapped Elevations - Building 121 - Sheet 2; P01 P1A_50_(0-)_Z0_A_400 Unwrapped Elevations - Building 150 - CPU and Maintenance Hub - Sheet 1; P01 P1A_50_(0-)_Z0_A_401 Unwrapped Elevations - Building 150 - CPU and Maintenance Hub - Sheet 2; P01 P1A_52_(0-)_Z0_A_400 Unwrapped Elevations - Building 152 - Energy Centre - Phase 1B; P01 P1B_01_(0-)_Z0_A_400 Unwrapped Elevations - Building 201 - Sheet 1; P01 P1B_01_(0-)_Z0_A_401 Unwrapped Elevations - Building 201 - Sheet 2; P01 P1B_02_(0-)_Z0_A_400 Unwrapped Elevations - Building 202 - Sheet 1 ; P01 P1B_02_(0-)_Z0_A_401 Unwrapped Elevations - Building 202 - Sheet 2; P01 P1B_03_(0-)_Z0_A_400 Unwrapped Elevations - Building 203 - Sheet 1; P01 P1B_03_(0-)_Z0_A_401 Unwrapped Elevations - Building 203 - Sheet 2; P01 P1B_04_(0-)_Z0_A_400 Unwrapped Elevations - Building 204 - Sheet 1; P01 P1B_04_(0-)_Z0_A_401 Unwrapped Elevations - Building 204 - Sheet 2; P01 P1B_04_(0-)_Z0_A_402 Unwrapped Elevations - Building 204 - Sheet 3; P01 P1B_20_(0-)_Z0_A_400 Unwrapped Elevations - Building 220 - Sheet 1; P01 P1B_20_(0-)_Z0_A_401 Unwrapped Elevations - Building 220 - Sheet 2; P01 P1B_21_(0-)_Z0_A_400 Unwrapped Elevations - Townhouse 221 - Sheet 1; P02 P1B_30_(0-)_Z0_A_400 Unwrapped Elevations - Building 230 - Wardens Accommodation; P01 P1B_50_(0-)_Z0_A_400 Unwrapped Elevations - Building 250 - Central Hub - Sheet 1; P01 P1B_50_(0-)_Z0_A_401 Unwrapped Elevations - Building 250 - Central Hub - Sheet

2; P01 (21) External Wall Details; P00_00_(21)_Z0_A_400 Bay Elevation - Townhouses Typical Elevation 1; P02 P00_00_(21)_Z0_A_401 Bay Elevation - Townhouses Typical Elevation 2; P02 P1A_00_(21)_Z0_A_400 Bay Elevation - Phase 1A Typical Elevation 1 ; P01 P1A_00_(21)_Z0_A_401 Bay Elevation - Phase 1A Typical Elevation 2; P01 P1A_00_(21)_Z0_A_402 Bay Elevation - Phase 1A Typical Elevation 3; P01 P1B_00_(21)_Z0_A_400 Bay Elevation - Phase 1B Typical Elevation 1; P01 P1B_00_(21)_Z0_A_401 Bay Elevation - Phase 1B Typical Elevation 2; P01 P1B_00_(21)_Z0_A_402 Bay Elevation - Phase 1B Typical Elevation 3; P01

Landscape drawings

P00_00_(0-)_Z0_L_211 Landscape Masterplan - Colour P03; P1A_00_(0-)_Z0_L_200 Phase 1A Landscape Masterplan P02; P1A_00_(0-)_Z0_L_201 Phase 1A+ Landscape Masterplan P02; P1B_00_(0-)_Z0_L_200 Phase 1B Landscape Masterplan P01; P00_00_(0-)_Z0_L_214 Tree Constraints Plan P02; P00_00_(0-)_Z0_L_210 Overall Site Context Plan P01; P00_00_(0-)_Z0_L_202 Boundary Treatment P02; P00_00_(0-)_Z0_L_203 Pedestrian and Cycle Strategy P01; P00_00_(0-)_Z0_L_205 Emergency Access Strategy P01; P00_00_(0-)_Z0_L_207 Planting Strategy Plan P01; P1A_00_(0-)_Z0_L_241 Phase 1A General Arrangement Sheet 1 of 5 P02; P1A_00_(0-)_Z0_L_242 Phase 1A General Arrangement Sheet 2 of 5 P02; P1A_00_(0-)_Z0_L_243 Phase 1A General Arrangement Sheet 3 of 5 P02; P1A_00_(0-)_Z0_L_244 Phase 1A General Arrangement Sheet 4 of 5 P02; P1A_00_(0-)_Z0_L_245 Phase 1A General Arrangement Sheet 5 of 5 P02; P1A_00_(0-)_Z0_L_246 Phase 1A+ General Arrangement 1:200 A0 P02; P1B_00_(0-)_Z0_L_241 Phase 1B General Arrangement Sheet 1 of 4 P01; P1B_00_(0-)_Z0_L_242 Phase 1B General Arrangement Sheet 2 of 4 P02; P1B_00_(0-)_Z0_L_243 Phase 1B General Arrangement Sheet 3 of 4 P01; P1B_00_(0-)_Z0_L_244 Phase 1B General Arrangement Sheet 4 of 4 P01; Phase 1A Planting Plans P1A_00_(0-)_Z0_L_251 Phase 1A Planting Plan Sheet 1 of 5 P03; P1A_00_(0-)_Z0_L_252 Phase 1A Planting Plan Sheet 2 of 5 P03; P1A_00_(0-)_Z0_L_253 Phase 1A Planting Plan Sheet 3 of 5 P01; P1A_00_(0-)_Z0_L_254 Phase 1A Planting Plan Sheet 4 of 5 P03; P1A_00_(0-)_Z0_L_255 Phase 1A Planting Plan Sheet 5 of 5 P03; P1A_00_(0-)_Z0_L_256 Phase 1A+ Planting Plan P02; P1A_00_(0-)_Z0_L_257 Phase 1A Tree Planting Plan P03; P1A_00_(0-)_Z0_L_258 Phase 1A+ Tree Planting Plan P03; Phase 1B Planting Plans P1B_00_(0-)_Z0_L_251 Phase 1B Planting Plan Sheet 1 of 4 1:200 A1 P01; P1B_00_(0-)_Z0_L_252 Phase 1B Planting Plan Sheet 2 of 4 P01; P1B_00_(0-)_Z0_L_253 Phase 1B Planting Plan Sheet 3 of 4 P01; P1B_00_(0-)_Z0_L_254 Phase 1B Planting Plan Sheet 4 of 4 P01; P1B_00_(0-)_Z0_L_255 Phase 1B Tree Planting Plan P03; P1A_00_(0-)_Z0_L_271 Phase 1A Proposed Levels Plans Sheet 1 of 5 P01; P1A_00_(0-)_Z0_L_272 Phase 1A Proposed Levels Plans Sheet 2 of 5 P01; P1A_00_(0-)_Z0_L_273 Phase 1A Proposed Levels Plans Sheet 3 of 5 P01; P1A_00_(0-)_Z0_L_274 Phase 1A Proposed Levels Plans Sheet 4 of 5 P01; P1A_00_(9-)_Z0_L_275 Phase 1A Proposed Levels Plans Sheet 5 of 5 P01; P1A_00_(0-)_Z0_L_276 Phase 1A+ Proposed Levels Plan P01; P1B_00_(0-)_Z0_L_271 Phase 1B Proposed Levels Plans Sheet 1 of 4 P01; P1B_00_(0-)_Z0_L_272 Phase 1B Proposed Levels Plans Sheet 2 of 4 P01; P1B_00_(0-)_Z0_L_273 Phase 1B Proposed Levels Plans Sheet 3 of 4 P01; P1B_00_(0-)_Z0_L_274 Phase 1B Proposed Levels Plans Sheet 4 of 4 P01;

P1A_00_(0-)_Z0_L_301 Phase 1A Landscape Sections P02; P1A_00_(0-)_Z0_L_311 Phase 1A+ Landscape Sections P02; P1B_00_(0-)_Z0_L_301 Phase 1B Landscape Sections 1:200 A1 P01; P00_00_(0-)_Z0_L_601 Landscape Typical Construction Details P01; P00_00_(0-)_Z0_L_611 Landscape Typical Tree Pit Details (in hard & soft) P01;(SPC)_L_010 External Works Outline Specification P01; P00_00_(0-)_Z0_L_701 Bin Store Design Intent P01; P00_00_(0-)_Z0_L_702 Cycle Roundel Design Intent P01.

Outline Landscape

P00_00_(0-)_Z0_L_200 Site Wide Illustrative Landscape Masterplan P01;
P02_00_(0-)_Z0_L_200 Outline Application Illustrative Landscape Masterplan P01;
P00_00_(0-)_Z0_L_206 Tree Constraints Plan P01; P00_00_(0-)_Z0_L_210 Overall Site Context Plan P01; P00_00_(0-)_Z0_L_202 Boundary Treatment P01;
P00_00_(0-)_Z0_L_203 Pedestrian and Cycle Strategy P01; P00_00_(0-)_Z0_L_205 Emergency Access Strategy P01; P00_00_(0-)_Z0_L_207 Planting Strategy Plan P01; P02_00_(0-)_Z0_L_301 Landscape Sections P01; Outline Specification (SPC)_L_010 External Works Outline Specification P01.

Documents:

Design and Access Statement prepared by BDP; Planning Statement prepared by Deloitte LLP; Sports Pitch Report prepared by Deloitte LLP; Flood Risk Assessment prepared by BDP; Drainage Strategy prepared by BDP; Site Conditions Report prepared by BDP; Stage 1 Geo-environmental Desk Study prepared by RSK; Geo-environmental and Geotechnical Interpretive Report Stage 2a prepared by Coffey; Stage 2a Factual Report prepared by Geotechnics; Geo-environmental and Geotechnical Interpretive Report Stage 2b prepared by Coffey; Stage 2b Factual Report prepared by Geotechnics; Lighting Strategy prepared by BDP; Arboricultural Impact Assessment and Method Statement – Detailed Planning Application Prepared by Murray Trees; Arboricultural Impact Assessment and Method Statement – Outline Planning Application prepared by Murray Trees ;Tree Survey Report prepared by Murray Trees; Energy Strategy prepared by Buro Happold; Environmental Standards Statement prepared by BDP; Operational Waste Strategy P2006665_(REP)_W_002_001 prepared by RSK; Ventilation Strategy prepared by Buro Happold; TV Reception Survey prepared by Pager Power; ; Crime Impact Statement prepared by Greater Manchester Police; and Environmental Statement prepared by BDP including the following technical chapters: Socio-economic prepared by BDP; Ecology and Nature Conservation prepared by BDP; Townscape and Visual Impact prepared by BDP; Noise and Vibration prepared by BDP; Air Quality prepared by Redmore Environmental Ltd; Heritage and Archaeology prepared by CgMS and BDP; and Traffic and Transport prepared by SK Transport Planning

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

5) No development shall commence within each phase of development until:
a) a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority.

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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

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

6) The development (or phase thereof) hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

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

7) Prior to the first occupation of the hereby approved development a detailed Travel Plan based upon the principles set out within the Traffic and Transport Environmental Statement prepared by SK Transport, shall be submitted to and approved in writing by the City Council as local planning authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those residing, attending or employed in the development;
- ii) a commitment to surveying the travel patterns of staff and residents during the first three months of use of the development and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services;

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

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

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

8) No surface water drainage works shall be undertaken on site (or any phase of development on site) until the details of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

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 Core Strategy.

9) No infiltration of surface water drainage into the ground where elevated concentrations of contamination are known or found to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason To ensure a safe form of development that poses no unacceptable risk of pollution to controlled waters pursuant to policy EN 18 of the Core Strategy.

10) No surface water drainage works shall be undertaken on site (or any phase of development on site) until details of the implementation, maintenance and management of any sustainable drainage scheme required under condition 8 of this approval 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:

- Verification report providing photographic evidence of construction as per design drawings
- As built construction drawings if different from design construction drawings
- Timetable for its implementation, and
- 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 Core Strategy.

11) No building within any phase of development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. 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 Policy DM1 and T1 of the Core Strategy.

12) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessments and Tree Survey Reports prepared by Murray Consulting received by the local planning authority on the 30th September 2015 and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the use or occupation of the phase of development within which the retained tree is located for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

13) Notwithstanding the approved plans, prior to the commencement of above ground works (excluding demolition) details of a hard and soft landscaping scheme for the development shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall include: native species of trees and shrubs; and aquatic planting for any swales and open water SuD features. The approved scheme shall be implemented within a timescale previously agreed in writing by the local planning authority. 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 EN9, EN15 and DM1 of the Core Strategy.

14) 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 Core Strategy.

15) No tree felling or pruning works or vegetation clearance or demolitions commence should take place during the optimum period for bird nesting between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the local planning authority.

Reason - In order to protect wildlife from works that may impact on their habitats, pursuant to policy EN9 of the Core Strategy.

16) Prior to the planting of any soft landscaping (including trees) hereby approved, details of a long term maintenance and management scheme of the trees and shrubs on site shall be submitted and approved in writing by the city Council as local planning authority. The scheme shall also include details of procedures to replace any trees or shrubs that are removed, uprooted, destroyed or dies five years after being planted. The landscaping shall be subsequently managed and maintained in accordance with the agreed details.

Reason – To ensure that there is appropriate long term maintenance and management procedures of trees in place in order to retain trees on site that are required to maintain the visual amenity to the area and in order to protect the character of the area, in accordance with policies DM1, EN9 and EN15 of the Core Strategy.

17) Prior to the installation of any hard landscaping works samples and specifications of materials to be installed 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 that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

18) Prior to the commencement of any above ground works (excluding demolition works or internal strip out works) samples and specifications of all materials to be used on all external elevations of the development 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 that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

19) Prior to the installation of any external lighting on the site, full details of the external lighting scheme including the type, height, location and direction of illumination of external lighting shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be subsequently installed in the development.

Reason – In the interests of protecting bats that commute and forage in the area and to ensure that any lighting does not adversely impact on adjacent residential properties pursuant to policies DM1 and EN9 of the Core Strategy.

20) 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.

21) Prior to the commencement of development (including vegetation clearance and demolition) details of the methodology for the control of invasive species present on site shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently undertaken in accordance with the agreed details.

Reason - To prevent the spread of invasive species which have previously been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

22) Prior to the commencement of any development or phase of development a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the agreed Construction Management Plan and shall include:

- The routing of construction traffic;
- The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;

- Identify measures to control dust and mud including on the surrounding public highway and details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- Specify the working hours for the site;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete
- Identify advisory routes to and from the site for staff and HGVs;
- A Noise and Vibration section based upon the assessment against British Standard 5228;
- A community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works.

Reason - In the interest of pedestrian and highway safety, and to ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings pursuant to policy DM1 of the Core Strategy. Details are required prior to works commencing on site as the impacts of construction works to deliver the development require mitigation.

23) The development (or part phase thereof) hereby approved shall be implemented in accordance with the measures as set out within the Energy Strategy prepared by Buro Happold and Environmental Standards Statement prepared by BDP as received by the City Council as local planning authority on 30th September 2015, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction (or part phase thereof) of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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

24) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the first occupation of the relevant phase of development hereby approved. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Core strategy.

25) Fumes, vapours and odours shall be extracted and discharged from buildings within each phase of development in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use of a building commences.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

26) Prior to the commencement of above ground works to any building details of any externally mounted ancillary plant, equipment and servicing (including the proposed Energy Centres) to be installed on any building shall be submitted to and approved in writing by the City Council as local planning authority. The plant and equipment shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (L_{A90}) in each octave band at the nearest noise sensitive location. The development shall be undertaken in accordance with the agreed details.

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

27) Notwithstanding the approved plans, prior to the installation of any boundary treatment a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site 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 and the boundary treatment to each phase of development shall be completed prior to their first use or occupation.

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 development is located in order to comply with policy EN9 and DM1 of the Core Strategy.

28) Prior to the commencement of above ground works, a scheme to enhance the biodiversity of the site based upon the measures set out within the Environmental Statement and including the provision of bird nest boxes, bat boxes on site and a timescale for their installation shall be submitted to and approved in writing by the City Council as local planning authority. The measures shall be subsequently undertaken in accordance with the approved details.

Reason – To enhance the biodiversity of the site pursuant to policy EN9 of the Core Strategy.

29) The development hereby approved shall incorporate the acoustic insulation measures (building envelope materials and construction and glazing specifications) set out within the submitted Noise and Vibration prepared by BDP as received by the local planning authority on the 30th September 2015. A post completion verification report shall be submitted to and approved in writing prior to the first occupation of buildings within each phase that includes evidence that confirms the installation of the acoustic measures hereby agreed.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Core strategy.

30) The hereby approved development shall be carried out in accordance with the scheme for refuse storage space, segregated waste collection and recycling set out within the 'Operational Waste Management Strategy' prepared by RSK P2006665_(REP)_W_002_001 as received by the local planning authority on the 30th September 2015. The agreed scheme shall remain in situ whilst the development is in operation.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties pursuant to policy DM1 of the Core Strategy.

31) Prior to the first use of any retail floorspace (A1,A2 and A3 use) hereby approved and as identified within phase 2 of the development and on drawing reference P00_00_(0-)_Z0_A_002P07 as received by the local planning authority on the 30th September 2015, the hours of opening for the use shall be submitted to and agreed in writing with the City Council as local planning authority. The use shall be subsequently operated in accordance with the agreed hours of opening.

Reason - To safeguard the amenities of the occupiers of residential accommodation pursuant to policy DM1 of the Core Strategy.

32) Prior to the first use of any retail floorspace (A1,A2 and A3 use) hereby approved and as identified within phase 2 of the development and on drawing reference P00_00_(0-)_Z0_A_002P07 as received by the local planning authority on the 30th September 2015, the hours of servicing and deliveries for the use shall be submitted to and agreed in writing with the City Council as local planning authority. The use shall be subsequently operated in accordance with the agreed hours.

Reason - To safeguard the amenities of the occupiers of residential accommodation pursuant to policy DM1 of the Core Strategy.

33) No demolition of Tree Court, Little Court and Green Court located within phase 2 of the application site and on drawing reference P00_00_(0-)_Z0_A_002P07 as received by the local planning authority on the 30th September 2015, shall commence until the following details have been submitted to and agreed in writing by the local planning authority:

- a) a license issued by Natural England pursuant to Regulation 53, of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development go ahead: or
- b) a statement in writing form the relevant licensing body to the effect that it does not consider that the specified development will require a license

Reason – To ensure that the appropriate measures are in place to avoid harm to common pipistrelle bats that are located on the site pursuant to the Wildlife and Countryside Act 1981 (as amended) and policy EN9 of the Core Strategy.

34) The demolition of buildings within Phase 1a and 1b of the site shall be carried out in accordance with the details contained in Appendix 9.2 Bat Survey Report, BDP reference P2006665_(REP)_PL_001.3 Section 4.1.8. If any demolitions hereby approved do not commence before 30th April 2016, buildings will be

reassessed/surveyed for bat roosting potential and the finding supplied to and agreed in writing by the local planning authority.

Reason – To ensure that the appropriate measures are in place to avoid harm to bats that are located on the site pursuant to the Wildlife and Countryside Act 1981 (as amended) and policy EN9 of the Core Strategy.

35) Prior to the first occupation of buildings hereby approved an Arrival/Departure Strategy shall be submitted to and agreed in writing by the City Council as local planning authority. The strategy shall set out details of how cars arriving and departing the site at the beginning and end of academic year are to be managed. The development shall be subsequently carried out in accordance with the agreed strategy.

Reason – To ensure that an appropriate strategy is in place to deal with peak periods of car arrivals and departures to the site and to minimise the impacts on the surrounding highway network pursuant to policy T2 and DM1 of the Core Strategy.

36) No development shall commence on the existing rugby grass pitch until a scheme for the provision of enhanced sport pitches as approved under planning reference 109519/FO/2015/N2 has been submitted to and agreed in writing by the Council as local planning authority. The scheme shall include:

- Full details of the enhancement works to be implemented;
- A timescale for the implementation of the works;
- Interim measures if required for the provision of alternative sports pitches; and
- Confirmation that a contract for the works is in place.

The development shall be undertaken in accordance with the agreed scheme.

Reason – To ensure that the approved replacement sports facilities are delivered in a timely manner to ensure enhanced sports facilities are in place in a timely manner pursuant to policy EN10 of the Core Strategy.

37) Prior to the first occupation of the development (or part phase) a parking management strategy of all on site car parking spaces shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall include details of any permit scheme for staff and residents that is to be used and arrangements for visitors arriving at the site by car.

Reason – To ensure appropriate measures are in place to manage the number of car parking spaces available on site pursuant to policy T2 and DM1 of the 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: 110184/FO/2015/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:

National Planning Casework Unit
Sport England
Environmental Health
Highway Services
South Manchester Regeneration - South SRF
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Greater Manchester Archaeological Advisory Service
Transport For Greater Manchester
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Greater Manchester Police
Greater Manchester Ecology Unit
South East Fallowfield Residents Association

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

Representations were received from the following third parties:

84 Old Hall Lane, Rusholme, Manchester, M14 6HN
3 Brook Road, Fallowfield, M14 6UJ
8 Gwynant Place, Withington, M20 4AE
33 Delaine Road, M20 4QP
5 Victoria Grove, M14 6BF
5 Victoria Grove, M14 6BF
Flat 11, Tatton Court, Egerton Road, M14
9 Lees Hall Crescent, M14 6XZ
11 Lees Hall Crescent, M14
20 Clifton Avenue, Fallowfield, M14 6UB
33 Patch Croft Road, M22 5JR
150 Platt Lane, Rusholme, M14 7PY
762 Hyde Road, M18 7EF
9 Widgeon Close, M14 7FJ
182 Grangethorpe Road, M14 6JA
11A Beech Grove, Fallowfield, M14 6UY
32 Beech Grove, Fallowfield, M14 6UY
32 Beech Grove, Fallowfield, M14 6UY
19 Beech Grove, Fallowfield, M14 6UY
15 Exbury Street, Manchester, M14 6RF
19 Egerton Road, Fallowfield, M14 6YD
11 Henbury Avenue, Burnage, M19 1FH
14 Whalley Avenue, Levenshulme, M19 3FD
328 Kingsway, Burnage, M19 1PS
15 Headingley Road, Fallowfield, M14 0RR

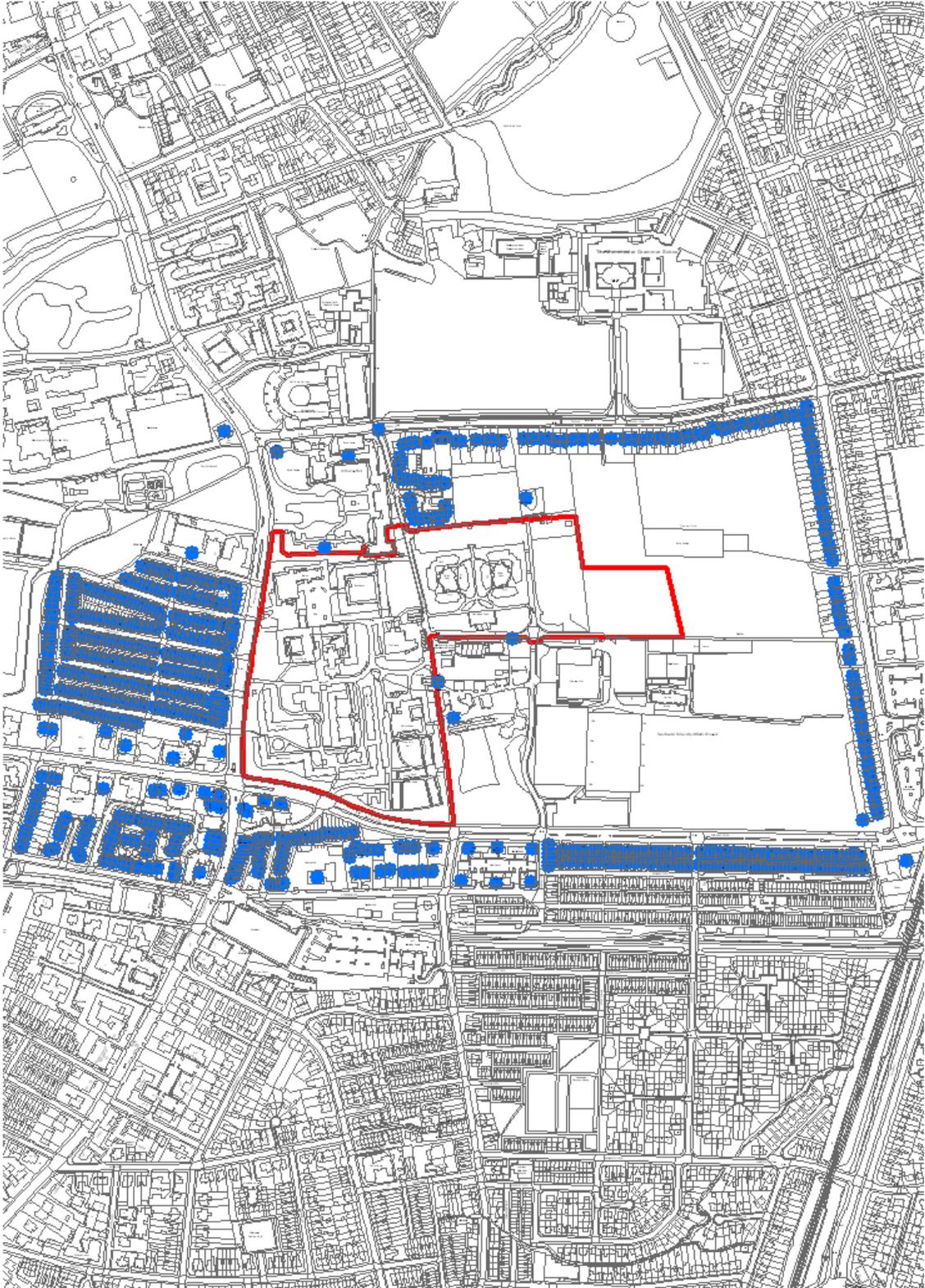
69 Ladybarn Lane, M14 6YL
50 Lytham Road, Manchester, M19 2AS
12 Croasdale Avenue, Manchester, M14 6GU
11 Birch Grove, Rusholme, M14 5JX
111 Platt Lane, Fallowfield, M14
82 St Ives Road, Rusholme, M14 5NH
7 Old Hall Lane, Rusholme, M14
10 Kinnaird Road, M20 4QL
10 Canterbury Park, M20 2UQ
81 Carlton Avenue, M14 7NL
36 Parrs Wood Avenue, M20 5ND
24 Fairholme Road, Withington, M20 4NT
20 Parrswood Road
33 Exbury Street, Fallowfield, M14 6RF
29 Exbury Street, Fallowfield, M14
23 Exbury Street, Fallowfield, M14 6RF
15 Egerton Road, Fallowfield, M14 6YD
27 Parrswood Road, Withington, M20 4WJ
12 Roseleigh Avenue, Burnage, M19 2NP
6 Shippey Street, Fallowfield, M14 6TR
Flat 5, 5 Athol Road, Whalley Range, M16 8QW
182 Grangethorpe Road, M14 6JA
13 Brocklebank Road, M14 6EL
125 Royle Green Road, M22 4LE
13 Glenside Avenue, Gorton, M18 7FY
14 Cleve Road, M23 0FT
65 Arnfield Road, Withington, M20 4AG
3 Mosswood Park, Didsbury, M20 5QW
9 Albion Road, Fallowfield, M14 6LT
Flat 41, Tatton Court, Egerton Road, M14 6XH
46 Tatton Court, Egerton Road, Fallowfield, M14 6XH
43 Tatton Court, Egerton Road, Fallowfield, M14 6XH
150 Braemar Road, Fallowfield, M14 6PW
150 Braemar Road , Fallowfield , M14 6PW
83 Braemar Road, M14 6PQ
91 Brailsford Road, M14 6PX
135 Brailsford Road, Fallowfield, M14 6PZ
83 Braemar Road , M14 6PQ
106 Braemar Road , M14 6PQ
77 Brailsford Road, Fallowfield, M14 6PX
86 Braemar Road, Fallowfield, M14 6PQ
109 Braemar Road, M14 6PQ
65 Braemar Road, M14 6PR
89 Braemar Road, M14 6PQ
142 Braemar Road, M14 6PW
128 Braemar Road , M14 6PW
148 Brailsford Road, M14 6QA
1 Carrington Road, Fallowfield, M14 6ED
4 Carrington Road, Fallowfield, M14 6ED
1 Whitebrook Road, M14 6EH

53 Wilbraham Road, M14 7DN
8 Caxton Road, Fallowfield, M14 6FF
15 Caxton Road, Fallowfield, M14 6FE
12 Caxton Road, Fallowfield, M14 6FF
15 Carrington Road, Fallowfield, M14 6ED
15 Carrington Road , Fallowfield , M14 6ED
2 Carrington Road, Fallowfield, M14 6ED
41 Whitebrook Road, Fallowfield, M14 6EH
38 Whitebrook Road, M14 6FD
42 Whitebrook Road, Fallowfield, M14 6EF
52 Whitebrook Road, M14 6EF
2 Whitebrook Road, Fallowfield, M14 6FD
47 Brooklawn Drive, M20 3GY
26 Whitmore Road, Fallowfield, M14 7RG
5 Werneth Avenue, Fallowfield, M14 7BF
3 Whitebrook Road, Fallowfield, M14 6EH
15 Whitebrook Road, M14 6EH
17 Whitebrook Road, Fallowfield, M14 6EH
42 Whitebrook Road, Fallowfield, M14 6EF
7 Carrington Road, Fallowfield, M14 6ED
6 Carrington Road, M14 6ED
4 Carrington Road, Fallowfield, M14 6ED
94 Horton Road, Fallowfield, M14 7ED
13 Hilltop Court, M14 6LH
2 Stanley Road, Fallowfield, M14 6LL
Flat 4, Mitford Court, Derby Road, M14 6WD
Flat 16, Mitford Court, Derby Road, M14 6WD
Flat 17, Mitford Court, Derby Road, M14 6WD
Flat 8, Mitford Court, Derby Road, M14 6WD
Flat 12, Mitford Court, Derby Road, M14 6WD
Flat 15, Mitford Court, Derby Road, M14 6WD
Mitford Court, Derby Road, M14 6WD
Flat 24, Mitford Court, Derby Road, M14 6WD
Mitford Court, Derby Road, M14 6WD
The Coach House, 1A Derby Road, M14 6WD
The Coach House, 1A Derby Road , M14 6WD
6 Victoria Grove, M14 6BF
6 Victoria Grove, M14 6BF
6 Victoria Grove, M14 6BF
1 Victoria Grove, M14 6BF
5 Victoria Grove, M14 6BF
3 Victoria Grove, M14 6BF
3 Victoria Grove, M14 6BF
104 Montmano Drive, M20 2EB
12 Brook Road, Fallowfield, M14 6UH
Flat 8, 12 Brook Road, Fallowfield, M14 6UH
13 Elizabeth Court, Brook Road, Fallowfield, M14 6WB
6 Elizabeth Court, Brook Road, Fallowfield, M14 6WB
22 Brook Road, M14 6UF
Flat 11, Delamere House, M14 6UJ

Flat 11 , Delamere House , M14 6UJ
6 Clifton Avenue, Fallowfield, M14 6UB
24 Derby Road, Fallowfield, M14 6UW
134 Parkville Road, Withinton, M20 4TY
3 Victoria Grove, M14 6BF
3 Raveley Avenue, Fallowfield, M14 6WA
42 Tatton Court, Egerton Road, Fallowfield, M14 6XH
40 Tatton Court, Egerton Road, Fallowfield, M14 6XH
2 West Avenue, Burnage, M19 2NY
34 Parrswood Avenue, East Didsbury, M20 5ND
41 Highmead Street, Gorton, M18 8PE
16 Redhaw Close, Fallowfield, M14 6JB
51 Est Grove, M13 0AX
32 Wincombe Street, Rusholme, M14 7PJ
181 Birchfields Road, M14
11 Norman Road, M14 5LF
12 Birchfields Road, M13 0XR
122 Yew Tree Road, M14 7BE
7 Scarisbrook Road, Burnage, M19 2BT
5 Marcus Grove, Rusholme, M14 5GX
42 Elsdon, Road, M13 0TW
98 Chervil Close, M14 7DP
305 Skyline Chambers, 5 Ludgate Hill, M4 4TG
10 Ledburn Close, Hulme, M15 4HG
Dickenson Road
36 Willoughby Avenue, Didsbury, M20 6AS
4 Raveley Avenue, M14 6 WA
1 Raveley Avenue, M14 6WA
2 Raveley Avenue, M14 6WA
6 Clifton Avenue, Fallowfield, M14 6UB
3 Brook Road, Fallowfield, M14 6UJ
17 Woodhall Avenue, Withington, M20 1DT
7 Raveley Avenue, Fallowfield, M14 6WA
2C Egerton Road, Fallowfield, M14 6XW
1 Besford Close, M14 6NF
6 Lees Hall Crescent, Fallowfield, M14 6YA
20 Lees Hall Crescent, M14
29 Lees Hall Crescent, Fallowfield, M14 6XZ
15 Lees Hall Crescent, M14
21 Lees Hall Crescent, Fallowfield, M14 6XZ
51 Exbury Street, Fallowfield, M14 6RF
36 Sheerness Street, Gorton, M18 8TY
32 Redmere Grove, M14 6ES
11 Boland Drive, Fallowfield, M14 6DS
18 Weld Road, Withington, M20 4WE
The Church House, 21 Clifton Ave, Fallowfield, M14 6UD
5 Easthope Drive, Withington, M20 3EZ
11 Hembury Avenue, Burnage, M19 1FH
2F Egerton Road, Fallowfield, M14 6XW
35 Tatton Court, Egerton Road, Fallowfield, M14

23 Tatton Court, Egerton Road, Fallowfield, M14
1 Landcross Road, Manchester, M14 6LZ
9 Landcross Road, Manchester, M14 6LZ
40 Landcross Road, Manchester, M14 6NB
22 Tatton Court, Egerton Road, Manchester, M14 6XH
1 Selside Walk, Manchester, M14 6DU
25 Selside Walk, Manchester, M14 6DU
29 Selside Walk, Manchester, M14 6DU
4 Selside Walk, Manchester, M14 6DU
7 Selside Walk, Manchester, M14 6DU
1 Boland Drive, Manchester, M14 6DS
5 Boland Drive, Manchester, M14 6DS
9 Boland Drive, Manchester, M14 6DS
17 Boland Drive, Manchester, M14 6DS
120 Moseley Road, Manchester, M14 6PA
155 Braemar Road, Manchester, M14 6PN
3 Mabfield Road, Manchester, M14 6LP
18 Cawdor Road, Manchester, M14 6LQ
97 Old Hall Lane, Rusholme, Manchester, M14 6HL
109 Old Hall Lane, Rusholme, Manchester, M14 6HL
125 Old Hall Lane, Rusholme, Manchester, M14 6HL
133 Old Hall Lane, Rusholme, Manchester, M14 6HL
145 Old Hall Lane, Rusholme, Manchester, M14 6HJ
207 Old Hall Lane, Rusholme, Manchester, M14 6HJ
47 Mabfield Road, Manchester, M14 6LW
48 Mabfield Road, Manchester, M14 6LW
57 Mabfield Road, Manchester, M14 6LW
149 Old Hall Lane, Fallowfield, Manchester, M146HJ
188 BRAILSFORD ROAD, MANCHESTER, M14 6QA
149 Old Hall Lane, Manchester, M146HJ
4 Palatine Avenue, Withington, Manchester, M20 3 DP

Relevant Contact Officer : Robert Griffin
Telephone number : 0161 234 4527
Email : r.griffin@manchester.gov.uk



Application site boundary ● Neighbour notification
© Crown copyright and database rights 2015. Ordnance Survey 100019568

