

2 July 2025

FAO Angela Leckie
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Plot 10b, First Street, Manchester- Application for Discharge of Conditions 7, 18, and 19 for Planning Permission Reference 136170/FO/2023 (as amended by Ref.137946/NMC/2023 and 141139/NMC/2024)

Please find enclosed a Condition Discharge application submitted by House of Social Ltd, for the Discharge of Conditions 7, 18 and 19 attached to Planning Permission 136170/FO/2023 (as amended by Ref.137946/NMC/2023), relating to the Plot 10b development in First Street, Manchester City Centre (the 'Site').

For clarity, the Planning Permission (Ref. 136170/FO/2023) approved the following description of development:

"Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B)."

The proposals comprise a Purpose Built Student Accommodation ('PBSA') development that House of Social 1 Ltd submitted in March 2023 on the Site in Manchester City Centre known as Plot 10b First Street. That application (Ref..136170/FO/2023) was approved by Manchester City Council ("MCC") on 1 June 2023 at Manchester City Council's Planning and Highways Committee, with a decision notice issued on 25 July 2023 following the signing of a S106 legal agreement. The development is now under construction and the Applicant is now seeking to discharge the remaining conditions prior to the completion of the development. The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

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Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
7	<i>Prior to use of the Food Hall external area on River Street commencing, a management strategy for the operation of the area, to include details of how , how noise from patrons and potential crime and disorder issues would be managed and and how the area will be cleared and closed by the latest operating time agreed in discharge of condition 18 and which precludes the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.</i>	Full Discharge	Food-Hall External Area Management Strategy, Prepared by VITA, June 2025.
18	<i>Prior to use of the Food Hall external area on River Street commencing details of the hours of operation shall be submitted to and approved in writing by the City Council as Local Planning Authority</i>	Full Discharge	Food-Hall External Area Management Strategy, Prepared by VITA, June 2025.
19	<i>Prior to the use of the External Seating Area associated with the Food Hall as shown in dwg 1172-TGA-XX-00-DR-A-95030 P05 commencing final details of the seating, tables, boundary treatment, any other associated structures and details of how and where these structures would be stored / secured outside of the approved operating hours shall be submitted and approved in writing by the City Council as Local Planning Authority</i>	Full Discharge	Food-Hall External Area Management Strategy, Prepared by VITA, June 2025.

Summary

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to Discharge of Conditions 7, 18 and 19.

Payment will be made to Manchester City Council for £383.00, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP14145204).

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf) or

Yours sincerely

A rectangular box containing a handwritten signature in black ink that reads "Deloitte LLP".

Deloitte LLP