

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141162/JO/2024
Date registered valid: 4 October 2024
Proposal: Variation of conditions 2 (Dwgs), 12 (Noise Gym), 13 (PBSA Management Plan), 19 (External Seating), 35 (Doors), 40 (Gym Restriction) and 46 (Food Delivery) attached to planning permission 136170/FO/2023 as amended by 137946/NMC/2023
Address: Plot 10B First Street , Manchester, M15 4RF
Ward(s): Deansgate Ward

Applicant: House of Social 1 Ltd
Agent (if any): Mr Cameron Radford Deloitte LLP
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve subject to Deed of Variation of S106 in respect of planning permission 136170/FO/2023

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition
Development type: Major Other
Date of site visit: N/A

Standard consultations:

Printed: 11 October 2024 Expired: 1 November 2024

Neighbour notifications

Printed: 11 October 2024 Expired: 1 November 2024

Site notice

Posted: 1 November 2024 Expired: 22 November 2024

Press advert

Published: 15 October 2024 Expired: 29 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Building/ Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a 0.3 ha brownfield site within the City Centre neighbourhood known as is in First Street and is bounded by River Street, River Street/ Wilmott Street/vacant land, Hulme Street, and Plot 10a of the First Street SRF masterplan. The site is known as Plot 10B.

Application ref no 136170/FO/2023 was approved by the Planning and Highways Committee in June 2023 for the 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 development is currently under construction.

The site is close to the Universities and a range of amenities including bars and restaurants, shops and offices. The closest residential properties are at Macintosh Mill, Chorlton Mill and Cambridge Mill and at Great Jackson Street.

The Site is not in a Conservation Area, but Castlefield Conservation Area is 400m to the west and Whitworth Street Conservation Area is 400m to the east. Listed buildings close to the site include Macintosh Mill, Mill chimney stack on west side of junction with Cambridge Street, Chorlton new mill and attached chimney, Chorlton Old Mill, Mill on north east corner of junction with Chester Street, Manchester South Junction and Altrincham Railway Viaduct, Chatham Mill, Rochdale Canal lock number 89 (Tib Lock), on south side of Havelock Mills, Manchester Oxford Road Station (including platform structures). These are all Grade II Listed.

The Site is close to all forms of public transport with Metrolink stops at Deansgate and St Peters Square and train stations at Manchester Oxford Road and Deansgate. Regular bus routes run along Medlock Street and Cambridge Street immediately adjacent to the site as well as the nearby Oxford Road. The north east part of the Site is located within Flood Zone 2, whilst the remaining areas are located within Flood Zone 1. The site is within a Critical Drainage Area

Description of development

Consent is sought for minor material amendments to the scheme approved under planning permission 136170/FO/2023 (subsequently amended by 137946/NMC/2023) comprising the following:

Inclusion of service hatch (Revisions to Condition 2 (Approved dwgs and Plans))

Incorporation of a service hatch into the northern facade of the building for the purpose of serving takeaway coffee during between 7:30am and 7pm.

Changes to Student Management Plan (Revision to Condition 13)

These are due to the Applicant seeking to improve the overall efficiency of the on-site management by consolidating the out-of-hours team into one location. During these hours, the management team for both this building and the existing Vita Student at 13 Jack Rosenthal Street will be located within the Vita Student building reception desk. Contact from students to the team will all be signposted via the brand 'My Account' messaging system which allows students to send direct communication to the teams for queries, help or support. The team will monitor both sites through a linked system on an IPAD. All elements of security, mechanical and fire will be linked via an IPAD, alerting the team to any issues that may arise. The IPAD will also show both brands CCTV to allow the night team to monitor access into the site and communal spaces

Affordable Accommodation

The application also requests an amendment to the agreed S106 to set rent levels at 80% rather than the current 70% of rent level of the equivalent Market Student Accommodation.

The proposed amendment is being requested by MMU, on the basis that this would more accurately reflect the needs of their students, in consideration of MMU's existing pipeline and broader strategic objectives.

Consultations & Notification Responses

Publicity – The application was advertised as a major development and no representations have been received.

Head of Highways – No objections

Head of Environmental Protection – No comments

Issues

The following policies are considered to be most relevant to the consideration of this S73 application:

NPPF

Section 1 - Building a strong and competitive economy- which is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system.

Section 2 Ensuring the Vitality of Town Centres, - which promotes competitive town centre environments.

Core Strategy

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) –which identifies that City Centre as a strategic economic location and focus of employment growth encouraging

a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Policy SP1 (Spatial Principles), - guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It includes requirements for development within the City Centre regeneration area to have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines core development principles: Of relevant to this application are that Development should:- Make a positive contribution to neighbourhoods of choice including:- • creating well designed places that enhance or create character; • making a positive contribution to the health, safety and wellbeing of residents; and • protect and enhance the built and natural environment;

Policy DM1 (Development Management) – Which states that in determining applications consideration should be given to amongst others the following issues which are relevant to this application: • 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. • Design for health; and • Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.

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

Unitary Development Plan

DC10 'Food and Drink Uses' - which supports the provision of developments involving the sale of food or drink within the City Centre provided that they would not have a detrimental impact on the amenity of neighbouring residents.

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Places for Everyone

Policy JP-P 1 (Sustainable Places) aims for the city region to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-Strat1: Core Growth Area -aims protect and enhance the economic role of the Core Growth Area, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities, complementary to, but not at the expense of, its economic function.

Policy JP-J1: Supporting Long-Term Economic Growth – promotes a thriving, inclusive and productive economy will be sought in all boroughs.

Legislative requirements

S149 (Public Sector Equality Duty) of the 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 and Age are among the protected characteristics.

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

Environmental Statement

The original application was supported by an EIA carried out on the basis that the Proposed Development has the potential to give rise to significant effects on the environment.

Given that the proposed amendments are only to remove landscaping conditions relating to tree planting and wayfinding signage it is considered that no review of updates to the original ES are required.

Principle of Proposed Amendments and Impacts on Amenity

The hatch will be positioned within the northern facade and it is considered that visually it would read as a well designed integral design feature within the wider building design rather than a later and obvious additional undermining the buildings architectural integrity.

It is noted that the location will allow for efficient service and queuing management, ensuring minimal disruption to pedestrian flow and the surrounding area and no concerns have been raised by the Head of Highways.

The service hatch has been designed and will operate in a manner designed to mitigate any potential impacts on the amenity of the local community. It will serve as a dedicated point for grab-and-go coffee, reducing congestion within the main food hall during peak hours. To mitigate potential noise concerns, the hatch will only operate between 7:30am and 7pm. External delivery platforms will not utilise the hatch, with all deliveries utilising the designated delivery door as approved under application ref no136170/FO/2023, monitored by staff to prevent disruptions. Staff will actively manage queues to avoid crowding around the hatch.

It is considered that the revised Student Management Plan would not lead to any reduction in the quality or efficacy of the building management during out-of-hours times and it is therefore considered to be acceptable

Changes to Rent Levels for Affordable Accommodation

The previous 70% level was set by MMU who a nomination agreement with the Applicant for affordable units would have which would be available for their students. Given this their changed position on this is acceptable.

Conditions

A number of conditions have been updated to reflect to amended scheme and previous condition discharges:

Conditions 2 (Dwgs), 3 (Materials), 5(CMP),6 (Landscaping and Highways) 10 (SUDS), 12 (Noise Gym), 13 (PBSA Management Plan), 14 (Noise), 19 (External Seating), 21(Piling),22 (Local Labour Agreement) 35 (Doors), 36 (Cycle Parking), 40 (Gym Restriction), 45 (Air Quality) and 46 (Food Delivery).

2 additional conditions (47 and 48) are to be added to the revised Decision Notice to control the management and hours of operation of the hatch respectively to ensure that there are no adverse impacts on residential amenity.

Conclusion

The amended proposals will continue to be consistent with Core Strategy policies SP1, CC3, H1, H8, H12, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

The Proposals are also consistent with Places for Everyone Policies JP-Strat, JP- Strat2, JP-S2, JP-S5, JP-S6, JP-S7, JP-H3, JP-H4, JP-G9, JP-P1, JP-P2 JP-C1 JP-C4 and JP-C7

The amended proposals continue to conform to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise.

The amended proposals would continue to cause some low level of harm to the significance (setting) of the nearby listed buildings. The level of harm would be less than substantial and would be outweighed by the public benefits delivered. Notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings as required by virtue of S66 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme thus meeting the tests set out in paragraphs 202, 210, 212, 213 and 215 of the NPPF.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given 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: Approve subject to Deed of Variation of S106 in respect of planning permission 136170/FO/2023

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than 25.07.2026

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

(a) Dwgs 1172-TGA-XX-XX-DR-A-95020 P07 (Location Plan) and 1172-TGA-XX-XX-DR-A-95021 P06 (Proposed Site Plan)

(b) Dwgs 1172-TGA-XX-00-DR-A-95030 P07 , 1172-TGA-XX-01-DR-A-95031 P04, 1172-TGA-XX-ZZ-DR-A-95032 P03 , 1172-TGA-XX-ZZ-DR-A-95033 P03, 1172-TGA-XX-14-DR-A-95034 P03 , 1172-TGA-XX-XX-DR-A-95040 P03, 1172-TGA-XX-XX-DR-A-95041 P03 , 1172-TGA-XX-XX-DR-A-95042 P03, 1172-TGA-XX-XX-DR-A-95050 P06 , 1172-TGA-XX-XX-DR-A-95051 P05, 1172-TGA-XX-XX-DR-A-95052 P04 , 1172-TGA-XX-XX-DR-A-95053 P05, 1172-TGA-XX-ZZ-DR-A-95210 P04 , 1172-TGA-XX-ZZ-DR-A-95211 P04, 1172-TGA-XX-ZZ-DR-A-95212 P04, HS-TGA-XX-ZZ-DR-A-95215 P01, 1172-TGA-XX-ZZ-DR-A-95213 P04 and 1172-TGA-XX-ZZ-DR-A-95214 P03;

- (d) Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3-PLA-ZZ-00-DR-L-009 P03;
- (e) Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23;
- (f) Accommodation Schedule Page 92 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A-FI_10_10-00250 stamped as received on 27-04-23 and Room Area Per Cluster Schedule - Scenario 01 stamped HS-TGA-Z100-SC-XX-00002 stamped as received on 17-05-23;
- (g) Section 4 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A-FI_10_10-00250 stamped as received on 27-04-23;
- (h) PLOT 10B FIRST STREET, MEDLOCK STREET, MANCHESTER WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WORKS by PCA January 2023 stamped as received on 01-03-23;
- (i) Inclusions of measures and targets in the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Pre-assessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23'
- (j) Broadband Connectivity Assessment Plot 10b First Street Manchester by G Tech dated 17/01/2023 stamped as received on 01-03-23;
- (k) House of Social 1 Ltd WASTE & SERVICING STRATEGY REPORT Plot 10b, April 2023 First Street stamped as received on 27-04-23;
- (l) Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23;
- (m) FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23;
- (n) Flood Risk Assessment & Outline Drainage Strategy Plot 10b First Street for House of Social 1 Ltd by Roc stamped as received on 01-03 23;
- (o) Ventilation Strategy Report House of Social First Street, by Ridge dated 19-01-23 and stamped as received on 01-03-23;
- (p) HOUSE OF 1 SOCIAL LTD, PLOT 10B, FIRST STREET REGENERATION, AREA, MANCHESTER, EXTENDED PHASE 1 HABITAT SURVEY AND BASELINE BIODIVERSITY NET GAIN ASSESSMENT by Penny Anderson Associates Ltd stamped as received on 01-03-23;
- (q)Phase 1 Desktop Study, Plot 10b First Street for House of Social 1 Ltd, dated 10-01-23 stamped as received on 17-02-23, Phase 2 Site InvestigationPlot 10B First Street, for Vita Group dated 22 -12-22 stamped as received on 01-03-23 and House of Social, First Street Ground Gas Addendum dated 20-01-23 stamped as received on 17-02-23 all by Roc;
- (r) Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23;

(s) House of Social 1 Ltd Plot 10b, First Street Framework Travelplan and Transport Statement by Vectos both dated April 23 and stamped as received on 27-04-23;

(t) Food Hall Management Plan First Street, Manchester stamped as received on 17-02-23;

(u) Student Management Plan stamped as received on 12-05-23

(v) First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23;

(w) House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos;

(x) ES Volume 1 Main Text:

1. Introduction 2. EIA Methodology 3. Site, Surroundings and Description of Proposals 4. Alternatives and Design Evolution 26
5. Construction Phasing and Methodology , 6. Air Quality, 7. Climate Change, 8. Daylight, Sunlight and Overshadowing, 9. Human Health,
10. Noise and Vibration, 11. Socio-Economics, 12. Townscape and Visual Impact, 13. Wind Microclimate, 14. Summary of Residual Impacts
15. Type 1 Cumulative Effects

(y) ES Volume 2 List of Appendices

Chapter 1: Introduction

Appendix 1.1 - Site Location Plan

Chapter 2: Environmental Impact Assessment Methodology

Appendix 2.1 - ES Scoping Report

Appendix 2.2 - Committed Developments

Appendix 2.3 - EIA Scoping Opinion

Chapter 3: Alternatives and Design Evolution

No appendices

Chapter 4: Site, Surroundings and Description of Proposals

No appendices

Chapter 5: Construction Management and Phasing

Appendix 5.1 - Plot 10a Construction Management Plan and TMP

Appendix 5.2 - Plot 10b Construction Management Plan

Chapter 6: Air Quality

Appendix 6.1 - Air Quality Technical Appendix

Appendix 6.2 - Air Quality Figures

Chapter 7: Climate Change

Appendix 7.1 - Plot 10a Whole Life Carbon Assessment

Appendix 7.2 - Plot 10b Whole Life Carbon Assessment

Appendix 7.3 - Climate Change Risk Review

Chapter 8: Daylight, Sunlight and Overshadowing

Appendix 8.1 - 10A - Massing Images Baseline v Proposed

Appendix 8.2 - Window Maps

Appendix 8.3 - 10A Technical Analysis Results

Appendix 8.4 - 10B - Massing Images Baseline v Proposed

Appendix 8.5 - 10B Technical Analysis Results

Appendix 8.6 - 10A + 10B - Massing Images Baseline v Proposed

Appendix 8.7 - 10A + 10B Technical Analysis Results

Appendix 8.8 - Massing Images - Cumulative Scenario
Appendix 8.9 - Technical Analysis Results - Cumulative Scenario
Appendix 8.10 - Mirror Image Analysis
Appendix 8.11 - Façade Study

(z) ES Volume 3 -Non Technical Summary

all stamped as received on 23-01-23

As supplemented by: Measures within the and Air Quality Technical Note - Plot 10b by Cundall dated 31-03-23 stamped as received on 27-04-23; Plot 10b: House of Social Wind Microclimate Technical Note by arcaero stamped as received on 27-04-23; Sunlight and Daylight Technical Note by Proximity stamped as received on 27-04-23; and Sunlught Impacts Summary Table stamped as received on 20-04-23

(aa) Supporting Document (Ref. 1172-TGA-XX-XX-RP-A-FI_10_10-00254) prepared by Tim Groom Architects; Revised Student Management Plan, prepared by House, of Social stamped as received on 04-10-24;

(bb) Operational Management Strategy, prepared by House of Social; Access Technical Note, prepared by SLR stamped as received on 04-10-24;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

3) The development shall be implemented in accordance with the following:

House of Social Materials Samples Programme;

Dwg HS-TGA-G251-DE-XX-21400;

External Materials Tracker 1172-TGA-XX-ZZ-SH-A-PM_40_50_66-0001; and

1172-TGA-XX-XX-MI-A-PM_60_40_55-00100_Hand Sample Review document and site visit 11 10 23

and compliance with the following:

House of Social 1 Limited PLOT 10B FIRST STREET, MANCHESTER, Circular Economy Statement, HS-WSP-A180-Rp-XX-001

- Project Quality Strategy - Façade prepared by Renaker

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.

4) The development shall be implemented on the basis of compliance with the recommendations within the following:

Phase 3a Site Remediation Strategy, House of Social, First Street for House of Social 1 Ltd by ROC 30/06/2023 and House of Social, First Street Validation Report, prepared by RSK Geosciences, June 2025, Ref. 12115RO1 (00).

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.

5) The development shall be implemented in accordance with the CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN, PLANNING CONDITION 5 and 45, Planning application number :- 136170/FO/2023 Revision D - July 2023

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The following items shall be submitted and implemented in accordance with the following:

House of Social Materials Samples Programme;

in respect of the FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23 and Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3-PLA-ZZ-00-DR-L-009 P03

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and

(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.

The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

All of the above shall be fully implemented prior to occupation of the development

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 a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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 R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

7) The Food-Hall External Area shall be managed on the basis of ongoing operation and management in accordance with the following:

House of Social, Food Hall & External Areas Management Plan First Street, Manchester V2 stamped as received on 13-08-25; and

FURTHER MANAGEMENT INFORMATION 19 08 25 stamped as received on 19-08-25

this precludes the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented and remain in place for as long as the unit is in use.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

8) The development is approved on the basis of the following:

PLOT 10b FIRST STREET, MEDLOCK STREET, MANCHESTER, M15 4GU, POST-EXCAVATION ASSESSMENT REPORT by PCA March 2024

Prior to occupation of the development details of the dissemination of the results commensurate with their significance shall be submitted to and approved in writing by the City Council as Local Planning Authority

Reason: In accordance with NPPF Section 16, Paragraph 205 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and

9) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

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

10) The development shall be implemented in accordance with the following:

Drainage Technical Note by ROC 05/06/2023; and

Dwgs EX-PTE-G710-PL-GRD-6004 , Z1-ROC-G580-PL-XX-DR01 , Z1-ROC-G580-PL-XX-DR02, Z1-ROC-G580-PL-XX-DR03 and Z1-ROC-G580-PL-XX-DR04

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) Suds drainage management shall be operated for as long as the premises is operating to the current permitted uses on the following basis:

SUDS Management and Maintenance Plan & Drainage Validation Report, prepared by RoC Consulting, June 2025, Ref. 4513-ROC-ZZ-XX-RP-C-DTN2

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) The gym shall operate on the basis of ongoing compliance with the following:

Fisher Acoustics, Gym Noise Impact Assessment November 2024 the requirements for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the PBSA above or any unacceptable noise break out have been met and the HOUSE OF SOCIAL, MANCHESTER, PLANNING CONDITION 12 by Fisher Acoustics, June 2025, Ref. MPF/PR0679/L07

The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use

Reason - To secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

13) The PBSA accommodation hereby approved shall be operated in accordance with the Student Management Plan stamped as received on 04-10-24

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

14) On the basis of implementation and compliance with the specification and recommendations within the following:

HOUSE OF SOCIAL, MANCHESTER, REPORT TITLE INTRUSIVE NOISE STUDY HS-FAC-A180-RP-XX-003 DATE 20 NOVEMBER 2023 by Fisher Acoustics and Acoustic Scheme Residential Verification Letter, prepared by Fisher Acoustics, May 2025, Ref. MPF/PR0679/L05.

The approved noise insulation scheme and mitigation measures set out within the above shall be completed before any of the dwelling units are occupied.

The approved scheme shall remain in place for as long as the premises is operating to the current permitted uses.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, and to reduce the potential for overheating pursuant to policies SP1, H1 and DM1 of the Core Strategy.

15) The fume extraction within the food hall shall be installed and operated as long as the food hall is operational in accordance with the following:

o Reco-Air Brochure, prepared by Reco-Air Manufacturing Ltd, 2025. o Reco-Air Overview, prepared by Reco-Air Manufacturing Ltd, 2025. o Reco-Air Specification, Reco-Air Manufacturing Ltd, 2025. o House of Social Manchester Kitchen Extraction Solution, Reco-Air Manufacturing Ltd, 2025. o HS-HLT-G525-PL-GRD001D, prepared by Halton Foodservice Ltd, dated 16 January 2025. o HS-HLT-G525-PL-GRD002D, prepared by Halton Foodservice Ltd, dated 16 January 2025. o HS-RCO-G525-PI-Grd-001, prepared by Reco-Air Manufacturing Ltd, dated 5 February 2025. o H10 Rigid Data Sheet, prepared by Midland filtration Limited. o G4 Standard Capacity Synthetic Pleated Panel Filters, prepared by Midland filtration Limited. o CAN 9000PL, prepared by CF Industrial. o Bonded Activated Carbon Panels, prepared by SPCB UK Ltd and Odour Control Review House of social Manchester 9-6-25

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

16) The Food Hall (Sui Generis) use shall operate in accordance with the following hours:

0800hrs to 0100hrs Monday to Sunday

To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

17) The food hall use shall be implemented and operate on the following basis:

(Fisher Acoustics, reference: MPF/PR0679/L04 November 2024) the requirements to acoustically insulate and treat to limit the break out of noise will be met and Acoustic Scheme Foodhall Residential Verification Letter, prepared by Fisher Acoustics, 21-08-25, Ref. MPF/PR0679/L08A

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

18) The Food Hall external area on River Street shall operate on the basis on operation of the food hall in accordance with the following :

External Operating Hours as set out within the House of Social, Food Hall & External Areas Management Plan First Street, Manchester V2 stamped as received on 13-08-25;

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

19) The Food Hall external area shall be set out and operated on the basis of ongoing operation and management in accordance with the following:

House of Social, Food Hall & External Areas Management Plan First Street, Manchester V2 stamped as received on 13-08-25; and

FURTHER MANAGEMENT INFORMATION 19 08 25 stamped as received on 19-08-25

The approved details shall be implemented and remain in place for as long as the area is in use.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

20) The development hereby approved shall be carried out in accordance with the W A S T E & S E R V I C I N G S T R A T E G Y R E P O R T

Plot 10b, First Street April 2023 and House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos;

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

The approved details shall be implemented and remain in place for as long as the unit is in use.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

21) The development shall be implemented in accordance with the Phase 3a Site Remediation Strategy, 4513- ROC-ZZ-XX-RP-ES-RMS, House of Social, First Street, dated 30/06/2023, by ROC Consulting, and the Piling Risk Assessment Plot 10B First Street, House of Social

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

22) (a) The development shall be implemented in accordance with the following:

First Street Local Labour Agreement - June 2

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

23) Plant associated with:

(a) The PBSA shall be installed and operate on the basis of the following:

Recommendations and specifications as set out within the HOUSE OF SOCIAL, MANCHESTER - PLANNING CONDITION 23 Note dated 09-10-24 by Fisher Acoustics and Deloitte's e-mail (response from Fischer Acoustics on Condition 23) dated 03-01-25

(b) The Food Hall (Sui Generis) shall be installed and operate on the basis of the following:

Acoustic Scheme Plant Verification Letter, prepared by Fisher Acoustics, June 2025, Ref. MPF/PR0679/L06

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

24) The development hereby approved shall be carried out in accordance with the targets set out within the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Pre-assessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23'

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

25) The building and public realm lighting scheme shall be installed and operated in perpetuity on the basis of the following:

o Exterior Lighting Layout, prepared by Artin Light Ltd, dated 16 January 2025 (Ref. 201922-HOS-EXT LIGHTING, 1001). o Exterior Lighting Layout- Photometric Levels, dated 22 February 2025 (Ref. 201922HOS-EXT LIGHTING-1002). o House of Social Exterior Lighting Specification, prepared by Artin Light Ltd, dated 27 February 2024 (Ref. 201922SCH-1001). o Circuit Schedule, prepared by Artin Light Ltd, dated 16 January 2025 (Ref. 201922 - SCH - EXT - 1004). o Exterior Lighting Design, prepared by Artin Light Ltd, dated 26 February 2024.

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

26) The development hereby approved shall be carried out in accordance with the House of Social 1 Ltd Plot 10b, First Street Framework Travelplan dated April 23 and stamped as received on 27-04-23;

In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by building occupiers;
- ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) 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;
- vi) measures to identify and promote walking routes connecting First Street, The Civic Quarter, ID Manchester and the Corridor and the City Centre; and
- vii) details of cycle parking within the public realm

Within 3 months of the completion of the travel survey, 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 and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

27) Notwithstanding the Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23 if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action

shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained in the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

28) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

29) No infiltration of surface water drainage into the ground on land affected by contamination 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 prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

30) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

31) The window(s) at ground level, fronting onto River Street, River Street / Wilmott Street and from the reception area fronting the route to the service yard shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

32) If any external 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

33) The highways works shall be implemented in accordance with the following:

o Hardworks, prepared by Planit I.E. Limited, dated 2 September 2022, (drawing number. EX-PTE-G700-PI-Grd1000). o Edging Plan, prepared by Planit I.E. Limited, dated 2 September 2022, (drawing number EX-PTE-G700-PI-Grd1001). o Hardworks Material Photo Sample Sheets, prepared by Planit I.E. Limited, dated 28 February 2025, (Ref. EX-PTEG710-Sa-Grd-0001).

and shall be implemented and be in place prior to the first occupation of the PBSA accommodation and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

34) The development shall be carried out in accordance with sections 4, 5 and 6 of the Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23;

and the measures required to achieve the Secure by Design Certificate dated 26/06/25 shall remain in place for as long as the premises is operating to the current permitted uses

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

35) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwg 1172-TGA-XX-00-DR-A-95030 P07 shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

36) The 88 cycle parking spaces and 12 spaces within the public realm shall be fully implemented as shown in dwg 1172-TGA-XX-00-DR-A-95030 P07 along with the 'Free to Hire; scheme as detailed within the House of Social 1 Ltd Plot 10b, First Street Framework Travelplan dated April 23 and stamped as received on 27-04-23; The development shall not be occupied unless and until the above cycle parking spaces and 'Free to Hire' scheme are in place

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

37) The development shall be implemented in accordance with the following:

First Street, House of Social 1 Ltd, Operational Unexploded Ordnance (UXO) Emergency Response Plan 8th June 2023

Explosive Ordnance Safety & Awareness Briefing Attendance Register, prepared by 6 Alpha;
Operational Unexploded Ordnance (UXO) Emergency Response Plan, prepared by 6 Alpha;
Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment, prepared by 6 Alpha;
Site Induction, prepared by Renaker

If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

38) Building signage shall comply with the following:

- House of Social Sign Family Version 21.1 14.06.2025 received by the City Council as the Local Planning Authority on 17 June 2025

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

39) The Air Source Heat Pumps shall be implemented in accordance with the following:

Dwg HS-TGA-G200-SE-PR-10075 P01, HS-TGA-G200-PL-XX-10074 P01 and Viewpoint images from Cambridge, Hulme and Medlock Street; and

On the basis that the air source heat pumps shall comply with the noise criteria as specified in condition 15 (as set out in the recommendations and specifications as set out within the HOUSE OF SOCIAL, MANCHESTER - PLANNING CONDITION 23 Note dated 09-10-24 by Fisher Acoustics and Deloitte's e-mail (response from Fischer Acoustics on Condition 23) dated 03-01-25. (CDN/24/1107)

subject to on going compliance with the above the condition is discharged

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

40) The proposed gym use hereby approved as shown in dwg 1172-TGA-XX-00-DR-A-95030 P07 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of amenity, pursuant policy DM1 of the Core Strategy for Manchester.

41) Service Management shall operate on the basis of ongoing compliance with the following:

Road Safety Audit & Designers Response, prepared by SLR Consulting Limited, 2 July 2025;
Travel Plan, prepared by SLR Consulting Limited, 3 July 2025; and
Waste & Servicing Strategy, prepared by SLR Consulting Limited, 2 July 2025.

The development shall thereafter be fully implemented in accordance with these details.

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy

42) The development shall be implemented in accordance with the following:

Drainage Technical Note, Plot 10B, First Street, Manchester For House of Social 1 Ltd 01 by Roc

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

43) In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances, the development shall be implemented in accordance with the Fire Safety Measures set out in the Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23;

Reason

To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

44) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

45) Air quality mitigation shall be implemented in accordance with Chapter 6 of the Plot 10, First Street Environmental Statement
February 2023 by Deloitte's stamped as received on 01-03-23.

During the build phase of the development the specific construction mitigation measures listed in ES Chapter shall be implemented through the CEMP along with the mitigation measures outlined in the CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN, PLANNING CONDITION 5 and 45, Planning application number :- 136170/FO/2023 Revision C - July 2023

The mitigation measures shall remain in situ whilst the development is under construction'

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

46) Any external food delivery services will collect the food from the service yard as shown on Dwg 1172-TGA-XX-00-DR-A-95030 P07 goods in delivery door which shall be monitored by front of house staff to ensure all deliveries are collected from here and drivers / cyclists do not enter the front of the building. All staff will monitor delivery cyclists waiting to collect orders and waiting around the public realm seating areas.

Reason - In the interest of pedestrian safety and secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

47) The serving hatch as shown in dwgs 172-TGA-XX-00-DR-A-95030 P07, 1172-TGA-XX-XX-DR-A-95050 P06 and HS-TGA-XX-ZZ-DR-A-95215 P01 shall be operated in accordance with the following:

Operational Management Strategy, prepared by House of Social; Access Technical Note, prepared by SLR stamped as received on 04-10-24

Reason - In the interest of pedestrian safety and secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

48) The hatch as shown in dwgs 1172-TGA-XX-00-DR-A-95030 P07, 1172-TGA-XX-XX-DR-A-95050 P06 and HS-TGA-XX-ZZ-DR-A-95215 P01 shall operate in accordance with the following hours: | 07:30 - 19:00 Monday to Sunday

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Third Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Third Floor Boot Room, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Campfield Market, Liverpool Road, Manchester, M3 3NG
12 Southern Street, Manchester, M3 4NJ
Flat 2, 8 Bridgewater Street, Manchester, M3 4NH
Flat 6, 9 Barton Street, Manchester, M3 4NN
Flat 5, 9 Barton Street, Manchester, M3 4NN
Flat 5, 8 Bridgewater Street, Manchester, M3 4NH
3 Barton Street, Manchester, M3 4NN
Second Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 5, 2 Southern Street, Manchester, M3 4NJ
Greater Manchester Arts Centre Ltd, Whitworth Street West, Manchester, M1 6FU
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
343 Deansgate, Manchester, M3 4LG
321 Deansgate, Manchester, M3 4LQ
374 Deansgate, Manchester, M3 4LY
27 Liverpool Road, Manchester, M3 4NW
Arch 90, Hewitt Street, Manchester, M15 4GB
Third Floor, 2 - 4 Castle Street, Manchester, M3 4LZ
Basement, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
322 - 330 Deansgate, Manchester, M3 4FN
Arch 92, Hewitt Street, Manchester, M15 4GB
289 - 291 Deansgate, Manchester, M3 4EW
Fourth Floor, 340 Deansgate, Manchester, M3 4LY
Fifth Floor, 340 Deansgate, Manchester, M3 4LY
293 Deansgate, Manchester, M3 4EW
4 Whitworth Street West, Manchester, M1 5WY
Dimitris, Units 3-7, 322 - 330 Deansgate, Manchester, M3 4FN
Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
11 Southern Street, Manchester, M3 4NJ
Ground Floor And First Floor, 380 Deansgate, Manchester, M3 4LY

Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
380 Deansgate, Manchester, M3 4LY
9 Barton Street, Manchester, M3 4NN
Arch 10, Bridgewater Street, Manchester, M3 4NN
No 4 Arch, Bridgewater Street, Manchester, M3 4NN
No 3 Arch, Bridgewater Street, Manchester, M3 4NN
No 7 Arch, Bridgewater Street, Manchester, M3 4NN
First Floor, 6 Southern Street, Manchester, M3 4NN
Arch 86, Hewitt Street, Manchester, M15 4GB
ANEXSYS LTD, Ground Floor, 4 Whitworth Street West, Manchester, M1 5WY
Rebellion, 2B Whitworth Street West, Manchester, M1 5WZ
10 Southern Street, Manchester, M3 4NJ
Flat 7, 9 Barton Street, Manchester, M3 4NN
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
Ground Floor, 340 Deansgate, Manchester, M3 4LY
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2, 20 Southern Street, Manchester, M3 4NJ
Flat 1, 20 Southern Street, Manchester, M3 4NJ
Arch 2, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Second Floor, 4 Whitworth Street West, Manchester, M1 5WY
First Floor, 4 Whitworth Street West, Manchester, M1 5WY
9 Century Street, Manchester, M3 4QL
346 Deansgate, Manchester, M3 4LY
Ground Floor, 346 Deansgate, Manchester, M3 4LY
First Floor, 346 Deansgate, Manchester, M3 4LY
5 Century Street, Manchester, M3 4QL
Arch 1, Trafford Street, Manchester, M3 4LQ
Arch 1, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 5 And 6, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 11, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Second Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 4, 3 Barton Street, Manchester, M3 4NN
Flat 1, 3 Barton Street, Manchester, M3 4NN
Flat 7, 2 Southern Street, Manchester, M3 4NJ
Flat 13, 3 Barton Street, Manchester, M3 4NN
Flat 7, 3 Barton Street, Manchester, M3 4NN
Flat 15, 2 Southern Street, Manchester, M3 4NJ
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 10, 3 Barton Street, Manchester, M3 4NN
Flat 1, 2 Southern Street, Manchester, M3 4NJ
Flat 1, 18 Southern Street, Manchester, M3 4NJ
Don Marco, Unit 1, 322 - 330 Deansgate, Manchester, M3 4FN
376 Deansgate, Manchester, M3 4LY
Arch 88, Hewitt Street, Manchester, M15 4GB
360 Dental Care Limited, Ground Floor, 6 Southern Street, Manchester, M3 4NN
Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
CENTRE SCREEN PRODUCTIONS LTD, First Floor West Wing, Eastgate, 2 - 4 Castle Street,
Manchester, M3 4LZ
Basement To First Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Serviced Apartment 9, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 3, 11 Liverpool Road, Manchester, M3 4NS
Flat 4, 9 Barton Street, Manchester, M3 4NN
Flat 1, 9 Barton Street, Manchester, M3 4NN
Flat 2, 2 Southern Street, Manchester, M3 4NJ
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
East Wing Third Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Second Floor, 346 Deansgate, Manchester, M3 4LY
Deansgate Railway Station, Deansgate, Manchester, M3 4LG
Serviced Apartment 6, 11 Liverpool Road, Manchester, M3 4NS
Flat 2, 9 Barton Street, Manchester, M3 4NN
Flat 9, 8 Bridgewater Street, Manchester, M3 4NH
Flat 10, 8 Bridgewater Street, Manchester, M3 4NH
Flat 1, 8 Bridgewater Street, Manchester, M3 4NH
Flat 14, 3 Barton Street, Manchester, M3 4NN
Unit 2, 322 - 330 Deansgate, Manchester, M3 4FH
Arch 8, Bridgewater Street, Manchester, M3 4NN
Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 8, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 5, 11 Liverpool Road, Manchester, M3 4NS
Flat 4, 8 Bridgewater Street, Manchester, M3 4NH
Flat 9, 3 Barton Street, Manchester, M3 4NN
345 Deansgate, Manchester, M3 4LG
Arch 5 And 6, Bridgewater Street, Manchester, M3 4NN
Flat 6, 20 Southern Street, Manchester, M3 4NJ
Arch 91, Hewitt Street, Manchester, M15 4GB
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
ANDERS ELITE, First Floor East Wing, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 6, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3, 9 Barton Street, Manchester, M3 4NN
Flat 14, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 3 Barton Street, Manchester, M3 4NN
Flat 2, 3 Barton Street, Manchester, M3 4NN
Arches 3 And 4, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Third Floor, 340 Deansgate, Manchester, M3 4LY
Flat 3, 20 Southern Street, Manchester, M3 4NJ
6 Southern Street, Manchester, M3 4NJ
The White Lab Limited, Second Floor, 6 Southern Street, Manchester, M3 4NN
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
332 - 334 Deansgate, Manchester, M3 4LY
1 Southern Street, Manchester, M3 4NJ
Basement, 380 Deansgate, Manchester, M3 4LY
Arch 9, Bridgewater Street, Manchester, M3 4NN
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
14 Southern Street, Manchester, M3 4NJ
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
JON MALE LTD, Arch 87, Hewitt Street, Manchester, M15 4GB
Arch 91A, Hewitt Street, Manchester, M15 4GB
Arch 89, Hewitt Street, Manchester, M15 4GB
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Ground Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Maguires Solicitors, Deansgate, Manchester, M3 4LY
East Wing Ground Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
West Wing Third Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Ground Floor West Wing, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
13 - 25 Liverpool Road, Manchester, M3 4NW
Flat 12, 8 Bridgewater Street, Manchester, M3 4NH
Basement To First Floor, 289 - 291 Deansgate, Manchester, M3 4EW
Flat 9, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 3 Barton Street, Manchester, M3 4NN
Flat 3, 3 Barton Street, Manchester, M3 4NN
Flat 6, 3 Barton Street, Manchester, M3 4NN
Flat 8, 3 Barton Street, Manchester, M3 4NN
Flat 5, 3 Barton Street, Manchester, M3 4NN
Arch 7, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 9 And 10, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Second Floor, 340 Deansgate, Manchester, M3 4LY
First Floor, 340 Deansgate, Manchester, M3 4LY
First Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 4, 20 Southern Street, Manchester, M3 4NJ
Flat 5, 20 Southern Street, Manchester, M3 4NJ
PANNONE CORPORATE LLP, 378 - 380 Deansgate, Manchester, M3 4LY
8 Southern Street, Manchester, M3 4NJ
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Basement, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Serviced Apartment 2, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 1, 11 Liverpool Road, Manchester, M3 4NS
Flat 8, 8 Bridgewater Street, Manchester, M3 4NH
Flat 7, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 7, 11 Liverpool Road, Manchester, M3 4NS
Flat 11, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3, 8 Bridgewater Street, Manchester, M3 4NH
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 4, 11 Liverpool Road, Manchester, M3 4NS
Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL