AshtonHale

Jennifer Atkinson
Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref: PP-14174661)

28th July 2025

Dear Jennifer

Application for the Discharge of Conditions 7, 8a, 9, 11, 14 and 61 of 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

On behalf of our client, McLaren Property (UBS 1) Ltd ('the Applicant'), please find enclosed an application made to discharge Conditions 7, 8a, 9, 11, 14 and 61 pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). The permission was granted on 29th November 2024 for the following description of development:

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

Material provided as part of this planning application refers **only** to the approved PBSA Building. A separate application will be submitted in respect of the approved life science building.

Condition 7
Condition 7 states:

> *Prior to the commencement of a plot of development (excluding demolition), a detailed construction management plan outlining working practices for that plot of development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the construction management plans shall include:*
>
> - *Display of an emergency contact number;*
> - *Communication strategy with residents;*
> - *Details of Wheel Washing;*

- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The plot of development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

In order to discharge Condition 7, McLaren Construction Ltd have prepared a 'Safety, Health, Environmental, Quality Plan' ('SHEQ Plan') that has been developed specifically to address SHEQ requirements for the proposed development. This plan will be developed and maintained as necessary as the project progresses with the input of the project management team and all contractors. The SHEQ is accompanied by a series of supporting documents and plans that have helped inform the document. The supporting documents have been listed at Appendix I of this Cover Letter.

Condition 8a
Condition 8a states:

Prior to the commencement of a plot of the development (excluding demolition works), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of that plot of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the relevant plot of the development.

In this condition a Local Labour Proposal means a document which includes:

i. the measures proposed to recruit local people including apprenticeships
ii. mechanisms for the implementation and delivery of the Local Labour Proposal
iii. measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

In order to discharge Condition 8a, a Work and Skills Local Labour Construction - Proposal and Reporting Template has been prepared and enclosed within this application.

Condition 9
Condition 9 states:

Prior to the commencement of a plot of the development (excluding demolition works), all material to be used on all external elevations of the relevant plot of development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the relevant plot of the development.

To discharge the requirements of Condition 9, the Applicant has provided specifications of all materials to be used on external elevations of the development. These specifications can be found within the submitted documents, details of which are appended to this Covering Letter.

We respectfully request confirmation of a convenient time for the planning officer to visit the site in order to inspect the proposed VMU materials and would appreciate guidance on when such a visit could be arranged.

Condition 11
Condition 11 states:

a) *Notwithstanding the Phase I Ground Investigation Desk Study Upper Brook Street Masterplan, A2 Site Investigation Limited. Reference: 53-57 Upper Brook Street 28723. Date: 25.5.2023. received by the City Council, as Local Planning Authority, on the 3 August 2023, a plot of development shall not commence (excluding demolition works) until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site*

   - Submission of Site Investigation Proposals
   - Submission of a Site Investigation and Risk Assessment Report
   - Submission of a Remediation Strategy

b) *When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.*

In order to discharge Condition 11 of this application, the following documents have been submitted:

- MAUBS-CLB-XX-XX-RP-OT-000001 Geoenvironmental Appraisal
- MAUBS-CLB-XX-XX-RP-OT-000002 Hazardous Gas Risk Assessment
- MAUBS-CLB-XX-XX-RP-OT-000003 Remediation Strategy & Verification

Condition 14
Condition 14 states:

> *Prior to the commencement of a plot of the development (excluding demolition works), an invasive species management strategy including an updated survey carried out between March and October, shall be submitted for approval in writing by the City Council, as Local Planning Authority,*
>
> *The agreed management strategy shall be implemented in full for the duration of the development.*

To support the discharge of Condition 14, Brooks Ecological have prepared an 'Invasive Non-Native Plant Species Method Statement' (dated July 2025). This Method Statement details that given the lack of INNS observed during the survey, no further remedial measures are recommended at this stage.

Condition 61
Condition 61 states:

> *Notwithstanding the flood mitigation measures outlined in the Flood Risk and Drainage Assessment (PBSA) Civic Engineers and Flood Risk and Drainage Assessment (Sci-Tech January 2024) received by the City Council, as Local Planning Authority, on the 9 January 2024, full and final details of the*

flood mitigation, resistance and resilience measures for each plot of the development (in line with the standing advice) shall be submitted for approval prior to the commencement of the development (excluding demolition works). The approved measure for the development shall be implemented and a verification report confirming the measures have been implemented shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the development.

The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

A Drainage Statement has been prepared in relation to Condition 61 that confirms all forms of flood risk associated with the proposed development, as assessed and reported in the planning-approved Flood Risk and Drainage Assessment (Ref: 2584-CIV-XX-XX-R-C-30001), have been determined to be either very low or low. The details contained within this report represent the full and final flood mitigation resistance, and resilience measures for the development, in line with the relevant standing advice. As such, no further flood risk mitigation measures are considered necessary.

Summary

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,



Cait O'Dowd
Planner



AshtonHale Ltd

Appendix I

Condition 7 SHEQ Appendix Documents

Appendix 1 Pre-Construction Information

- UBS - Enabling Works - Pre Construction Information Combined Report (March 2024)

Appendix 2 Ground Investigation Report

- MAUBS-CLB-XX-XX-RP-OT-000001_Geoenvironmental Appraisal_
- MAUBS-CLB-XX-XX-RP-OT-000002_Hazardous Gas Risk Assessment_
- MAUBS-CLB-XX-XX-RP-OT-000003_Remediation Strategy & Verification_

Appendix 3 IMS Policy, Letter of Approval

- DM_-_S81_Demolition_Conditions
- DM_-_S81_Notice_of_Consent
- DM-Applicant_Demo_Consent_Letter
- McL-ASR-PY-001-V2 - IMS Policy Statement 2025 (Updated)
- UPS- F10 Notification

Appendix 4 Traffic Management Method Statement & Plan

- 1193280 Upper Brook Street Manchester M13 9QD TM Plan
- EGN025 Non Road Mobile Machinery
- Enabling works logistics 070525
- McL-HSW-MS-661-V3 Traffic Management RAMS
- UBS - CGI
- UBS - Hoarding plan
- Upper Brook Street, Manchester - Site Wide Logistics latest 120225

Appendix 5 Site Rules

- SAF064 - Site Rules Rev A
- UBS Site Induction

Appendix 6 Emergency Procedures & Organisation Response Chart

- Emergency Procedures and Organisation Response Chart McL-HSW-FM-567-V4
- UBS - Org Charts - March 2025 - Rev B

Appendix 7 Company Standard Risk Assessment

- Project Risk Assessment McL-HSW-FM-550-V6

Appendix 8 Aspects and Impacts Register & Spillage Plan

- EGN20 Spillage Response
- ENF002 Site Specific Aspects and Impacts Assessment Form

Appendix 9 Schedule of Responsibilities

- Roles and Responsibilities Appointments McL-HSW-FM-561-V4

Appendix 10 Pre-Commencement Form

- Pre-Commencement Sheq Planning Agenda Jf - Rev 02

Appendix 11Project Fire Plan

- Fire Point Plan UBS
- Fire Safety Risk Assessment Record McL-HSW-RA-695-V1(SAF012)
- First Aid Provision Risk Assessment McL-HSW-RA-681-V1
- Project Fire Plan (Demolition Works)McL-HSW-PD-015-V1 (SAF090) Works)
- Project Fire Plan McL-HSW-PD-015-V1 (SAF090)
- Project Fire Plan McL-HSW-PD-015-V1 (SAF090)
- Site Fire Risk Checklist McL-HSW-FM-552-V1 (SAF012A)

Appendix 12 Register of SAF Forms

- SAF033 - Register of SAF Forms

Appendix 13 Contract Directory

- 2349 - Upper Brook Street - Project Directory 004(Client)
- Project Directory-Upper Brook Street

Appendix 14 Construction Programme

Appendix 15 Master Filing System

- MMS034 - Site Master Filing System

Appendix 16 Flying Start

- MMS029 - Flying Start
- MMS029 - Flying Finish Rev G

Appendix 17 Crisis Management Plan

- ENF005 Crisis Management Plan

Appendix 18 Design Execution Plan

Appendix 19 Corporate Responsibility Templates & Evidence

Appendix 20 Inspection & Test Plan Schedule

Appendix 21 Temporary Works Policy & Procedures

- McL-HSW-PD-021-V12 Temporary Works Policy & Procedures

Appendix 22 Register of Legislation

- ENF004 Register of Legislative, Regulatory and Other Policy Requirements

Appendix 23 Logistics Plan

- UBS - Logistics plan

Appendix 24 Swept Path Analysis

- MAUBS-ROS-ZZ-00-DR-C-01100
- MAUBS-ROS-ZZ-00-DR-C-01101

Appendix II

Condition 9 Submission Documents

External Materials & Finishes- ref. MAUBS-SRA-XX-XX-SH-AR-40901
MAUBS-ERR-XX-XX-DR-X-001201_Ver2
MAUBS-ERR-XX-XX-DR-X-001202_Ver2
MAUBS-ERR-XX-XX-DR-X-001203_Ver1
MAUBS-SRA-XX-XX-DR-AR-20201_Ver2
MAUBS-SRA-XX-XX-DR-AR-20202_Ver2
MAUBS-SRA-XX-XX-DR-AR-20203_Ver2
MAUBS-SRA-XX-XX-DR-AR-20204_Ver4
MAUBS-SRA-XX-XX-DR-AR-20205_Ver2
MAUBS-SRA-XX-XX-DR-AR-20206_Ver2
MAUBS-SRA-XX-XX-DR-AR-20207_Ver1
MAUBS-SRA-XX-XX-DR-AR-20208_Ver1
MAUBS-SRA-XX-XX-DR-AR-21321_Ver2
MAUBS-SRA-XX-XX-DR-AR-21322_Ver2
MAUBS-SRA-XX-XX-DR-AR-21323_Ver2
MAUBS-SRA-XX-XX-DR-AR-21324_Ver3
MAUBS-SRA-XX-XX-DR-AR-21325_Ver2
MAUBS-SRA-XX-XX-DR-AR-21326_Ver2
MAUBS-SRA-XX-XX-DR-AR-21330_Ver3
MAUBS-SRA-XX-XX-DR-AR-21331_Ver3
MAUBS-SRA-XX-XX-DR-AR-21332_Ver1
MAUBS-SRA-XX-XX-DR-AR-21335_Ver2
MAUBS-SRA-XX-XX-DR-AR-21336_Ver2
MAUBS-SRA-XX-XX-DR-AR-21340_Ver2
MAUBS-SRA-XX-XX-DR-AR-21620_Ver5
MAUBS-SRA-XX-XX-DR-AR-21622_Ver3
MAUBS-SRA-XX-XX-DR-AR-21623_Ver2
MAUBS-SRA-XX-XX-DR-AR-21624_Ver3
MAUBS-SRA-XX-XX-DR-AR-21625_Ver1
MAUBS-SRA-XX-XX-DR-AR-21630_Ver2
MAUBS-SRA-XX-XX-DR-AR-21631_Ver2
MAUBS-SRA-XX-XX-DR-AR-21642_Ver1
MAUBS-SRA-XX-XX-DR-AR-21660_Ver4
MAUBS-SRA-XX-XX-DR-AR-21661_Ver6
MAUBS-SRA-XX-XX-DR-AR-21663_Ver2
MAUBS-SRA-XX-XX-DR-AR-21665_Ver4
MAUBS-SRA-XX-XX-DR-AR-21670_Ver3
MAUBS-SRA-XX-XX-DR-AR-21671_Ver1
MAUBS-SRA-XX-XX-DR-AR-21675_Ver1
MAUBS-SRA-XX-XX-DR-AR-21680_Ver1
MAUBS-SRA-XX-XX-DR-AR-21900_Ver1
MAUBS-SRA-XX-XX-DR-AR-21900_Ver1_
MAUBS-SRA-XX-XX-DR-AR-21901_Ver1
MAUBS-SRA-XX-XX-DR-AR-21901_Ver1_
MAUBS-SRA-XX-XX-DR-AR-21902_Ver1
MAUBS-SRA-XX-XX-DR-AR-21902_Ver1_
MAUBS-TPL-XX-XX-CA-X-0007_Ver2
MAUBS-TPL-XX-XX-DR-X-007500_Ver2