

9 October 2025

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

FAO Angela Leckie

Dear Angela

Plot 9b, First Street - Application for a Non-Material Amendment attached to Planning Permission ref: 141786/FO/2024

Please find enclosed an application under Section 96a of the Town and Country Planning Act 1990 (“NMA”) to Planning Permission Ref 141786/FO/2024. The development is referred to as Plot 9b at First Street and is a purpose-built student accommodation development. The Applicant is Vita Meadow Ltd, a part of Vita Group.

Manchester City Council Planning Committee moved a resolution to grant planning permission reference 141786/FO/2024 on 10 April 2025, subject to S.106. Following completion of the S.106 agreement, the Decision Notice was issued on 18 July 2025. The approved Description of Development as written on the Decision Notice is:

Erection of part 12, part 33 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B).

Background

Since approval, the proposals have undergone a process of detailed design and refinement. The Applicant has worked closely with Tim Groom architects to propose alterations to the Unitised Facade System, which have been discussed and agreed with the Local Planning Authority (‘LPA’).

A Pre-Application Meeting was held with senior officers at Manchester City Council on 25 July 2025 to present the proposed amendments. The proposed amendments were reviewed by officers and it was subsequently agreed that all the changes proposed could be progressed as a non-material amendment to the existing permission. The revisions to the design require an amendment application via S.96a of the TCPA 1990 to revise the approved planning drawings listed under condition 2 of 141786/FO/2024.

Overview of Amendments

The proposed Description of Development of this Application is:

Variation of condition 2 (Approved Drawings and Documents) attached to planning permission ref 141786/FO/2024.

These amendments are more fully described in the 'NMA Application Report' prepared by Tim Groom Architects, which is submitted with this Application and summarised below.

Façade changes

The proposed amendments alter to the façade design following a revision to the ventilation designs. This change is driven by regulatory changes, namely updates to the Code of Practice BS9991:2024, which requires each studio to be ventilated individually. The overall approach is consistent with the approved ventilation strategy, but the additional ventilation to some units requires discrete amendments to the façade, with jointing details aligned to create an imperceptible change.

Whilst these design adjustments result in discreet changes in external appearance, they do not alter the character or description of the development, or the conclusions of the technical assessments considered in support of the application and maintain a high quality of design consistent with the approved scheme.

External Door Widths

Four ground floor external doors have been revised, changing from single leaf doors to split asymmetrical leaves, which will maintain the required opening dimensions and improve ease of operation. The affected doors are:

- Refuse Store Door (West Elevation),
- Escape Door (North Elevation),
- Escape Door (East Elevation), and

- Cycle Store Door (North Elevation).

External Ramp

The Back of House external ramp is proposed to be reduced in width to meet balustrade line load requirements while still maintaining minimum access and egress distances.

Summary

The amendments proposed in this Application will result in a development that ensures compliance with regulatory changes whilst delivering a consistent high-quality scheme in line with the Planning Permission.

The development remains wholly compliant with the national and local policies and there are no material considerations which could justify refusal of the application. The changes have been discussed and agreed with the Local Planning Authority as a non-material amendment, which can be agreed under S.96a of the TCPA 1990.

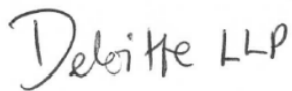
In addition to this Covering Letter and the Application Forms, the following documents are being submitted in support of this Application:

- NMA Application Report (*Doc ref: 1207-TGA-XX-XX-RP-A-FI_10_10-00400_P01 NMA Report*)
- General Arrangement Elevation – North (*Doc ref: VS9B-TGA-G200-EL-ZZ-95050*)
- General Arrangement Elevations – East (*Doc ref: VS9B-TGA-G200-EL-ZZ-95051*)
- General Arrangement Elevation – South (*Doc ref: VS9B-TGA-G200-EL-ZZ-95052*)
- General Arrangement Elevations – West (*Doc ref: VS9B-TGA-G200-EL-ZZ-95053*)
- General Arrangement - Level 00 (Ground Floor) (*Doc ref: VS9B-TGA-G200-PL-00-95030*)
- Typical Bay Study - Unitised Typical (*Doc ref: VS9B-TGA-G251-DE-XX-95217*)
- Typical Bay Study - Unitised Crown Lower (*Doc ref: VS9B-TGA-G251-DE-XX-95218*)
- Typical Bay Study - Unitised Crown Upper (*Doc ref: VS9B-TGA-G251-DE-XX-95219*)
- General Arrangement Section AA (*Doc ref: VS9B-TGA-G200-SE-ZZ-95040*)
- General Arrangement Section BB (*Doc ref: VS9B-TGA-G200-SE-ZZ-95041*)

The application is submitted through Planning Portal (PP-14389285). Payment has been sent via Planning Portal for the sum of £383.00 in respect of the application fee. We would be grateful if you could notify us of validation of the Application.

If you require any further details, please do not hesitate to contact Michael Percival (mipercival@deloitte.co.uk/ +44 161 455 6672) and Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP

Appendix A – Proposed Condition Wording

Condition 2 is proposed to be amended as follows, with the revised plans highlighted in red:

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

(a) Dwgs VS9B-TGA-G100-PL-XX-95020-P02 EXISTING SITE LOCATION PLAN, VS9B-TGA-G100-PL-XX-95021-P02 PROPOSED SITE PLAN ;

(b) Dwgs VS9B-TGA-G100-PL-00-95022 P01 PROPOSED (CONSTRUCTION COMPOUND) and VS9B-TGA-G200-EL-ZZ-95062 P01 CONSTRUCTION COMPOUND CONTEXT ELEVATIONS;

(c) Dwgs VS9B-TGA-G200-EL-ZZ-95053-P04 ELEVATION - WEST, VS9B-TGA-G200-EL-ZZ-95052-P04 ELEVATION - SOUTH, VS9B-TGA-G200-EL-ZZ-95051-P04 ELEVATION - EAST, VS9B-TGA-G200-EL-ZZ-95050-P04 ELEVATION - NORTH, VS9B-TGA-G200-PL-00-95030-P03 LEVEL 00 PLAN, VS9B-TGA-G200-PL-01-95031- P02 LEVEL 01 PLAN, VS9B-TGA-G200-PL-02-95032-P02 LEVEL 02-03 PLAN, VS9B-TGA-G200-PL-04-95033-P01 LEVEL 04-11 PLAN, VS9B-TGA-G200-PL-12-95034-P02 LEVEL 12 PLAN, VS9B-TGA-G200-PL-13-95035-P02 LEVEL 13-31 PLAN, VS9B-TGA-G200-PL-32-95036-P02 LEVEL 32 PLAN, VS9B-TGA-G200-PL-33-95037-P02 LEVEL 33 PLAN, VS9B-TGA-G200-SE-ZZ-95040-P03 SECTION AA, VS9B-TGA-G200-SE-ZZ-95041-P03 SECTION BB, VS9B-TGA-G251-DE-XX-95210-P01 TYPICAL BAY STUDY - AMENITY - SOUTH ELEVATION, VS9B-TGA-G251-DE-XX-95211-P01 TYPICAL BAY STUDY - AMENITY - SOUTH GABLE ELEVATION, VS9B-TGA-G251-DE-XX-95212- P01 TYPICAL BAY STUDY - MAIN ENTRANCE, VS9B-TGA-G251-DE-XX-95213-P01 TYPICAL BAY STUDY - AMENITY - STUDIO, VS9B-TGA-G251-DE-XX-95215-P01 TYPICAL BAY STUDY - BRICKWORK WEST ELEVATION, VS9B-TGA-G251-DE-XX-95216-P01 TYPICAL BAY STUDY - BRICKWORK CROWN, VS9B-TGA-G251-DE-XX-95217-P03 TYPICAL BAY STUDY - UNITISED TYPICAL, VS9B-TGA-G251-DE-XX-95218-P03 TYPICAL BAY STUDY - UNITISED CROWN LOWER, VS9B-TGA-G251- DE-XX-95219-P03 TYPICAL BAY STUDY - UNITISED CROWN UPPER, VS9B-TGA-G251-DE-ZZ-95214-P01 TYPICAL BAY STUDY - BACK OF HOUSE - STUDIO, VS9B-TGA-G200-EL-ZZ-95057-P02 CONTEXT ELEVATIONS - EAST, VS9B-TGA-G200-EL-ZZ-95055-P02 CONTEXT ELEVATIONS - NORTH, VS9B-TGA-G200-EL-ZZ-95061-P02 CONTEXT ELEVATIONS - WEST, VS9B-TGA-G200-EL-ZZ-95059-P02 CONTEXT ELEVATIONS - SOUTH;

(d) Dwgs Z19B-TPM-G710-PL-XX-4645 101 REV P7 LANDSCAPE LAYOUT, Z19B-TPM-G710-PL-XX-4645 201 REV P4 LANDSCAPE - PLANTING PLAN, and Z19B-TPM-G710-RP-XX-4645 502-REV P3 LANDSCAPE DESIGN STATEMENT

(e) Plot 9b First Street, Manchester Heritage Statement December 2024 by Deloitte stamped as received on 20-12-24;

(f) Vita Student - 9b CMP Addendum Note regarding Construction Compound by Renaker dated 28-02-24 stamped as received on 28-02-25

(g) Crime Impact Statement Version B 18-12-24 stamped as received on 20-12-24;

(h) Accommodation Schedule Page 114 of the PLOT 9B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT stamped as received on 20-12-24

(i) Section 4 of the PLOT 9B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT stamped as received on 20-12-24 141786/FO/2024 Page 4 of 26

(j) Waste & Servicing Strategy Plot 9b, First Street by SLR 12 December 2024 Revision: 03 stamped as received on 20-12-24

(k) Fire Statement - FS 001.2 Project: VITA Student, Plot 9b First Street by Design Fire Consultants stamped as received on 20-012-24

(l) Flood Risk Assessment and Outline Drainage Strategy Plot 9b by Roc stamped as received on 20-12-24;

(m) First St Plot 9B Manchester Ventilation Statement Ref: VS9B-FUT-G590-RP-XX002 by Futureserv stamped as received on 20-12-24;

(n) Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment by Landmark Information Group Ltd stamped as received on 20-12-24;

(o) VITA MEADOWS LTD PLOT 9B, FIRST STREET, MANCHESTER PRELIMINARY ECOLOGICAL APPRAISAL AND BIODIVERSITY NET GAIN REPORT by Penny Anderson Associates Ltd stamped as received on 20-12-24;

(p) BNG CALCULATIONS MATRIX stamped as received on 20-12-24;

(q) Broadband Connectivity Assessment Vita Meadow Ltd Plot 9B, First Street July 2024 by Pager Power stamped as received on 20-12-24;

(r) Phase 1 Desktop Study, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RPXX-P1-101, Dated: 29 November 2024 (issue P02) stamped as received on 20-12-24; Phase 2 Site Investigation, Plot 9B First Street, RoC, Reference: Z19B-ROCA180-RP-XX-P2101, Dated: 31 January 2025 (issue P05) stamped as received on 04-03-25;; and Phase 3a Site Remediation Strategy, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-RS101, Dated: 31 October 2024 (issue P03) stamped as received on 04-03-25;

(s) Terrestrial Television Baseline Survey Report Plot 9B, First Street Vita Meadow Ltd Oct 24 by Pager Power stamped as received on 20-12-24;

(t) Desk-Based Satellite Television Interference Assessment Plot 9B, First Street Vita Meadow Ltd March 2025 by Pager Power stamped as received on 20-03-25;

(u) Framework Travel Plan Plot 9b by SLR stamped as received on 20-12-24;

(v) Piling Risk Assessment. Plot 9B First Street. Manchester. Prepared by RoC Consulting. Report Ref: Z19B-ROC-A180-RP-XX-PRA01. Rev P02. Date 29th November 2024;

(w) Flood Risk Assessment & Outline Drainage Strategy. Plot 9B First Street. Manchester. Prepared by RoC Consulting. Report Ref: Z19B-ROC-A180- RP-XXFRA001. Date: 29th November 2024;

(x) Chapter 8 of the Environmental Statement (Noise and Vibration) stamped as received 20-12-24 and the supporting Acoustics, Ventilation & Overheating Report Reference: Z19B-FAC-A180-Rp-XX-003 P02 March 2025 by Fisher Acoustics stamped as received on 07-03-25; 141786/FO/2024 Page 5 of 26

(y) Transport Statement Plot 9b, First Street Vita Meadow Limited by 12 December 2024 Revision: 02 stamped as received on 20-12-24;

(z) Recommendations and measures within the First St Plot 9B, Manchester Energy Statement by Futureserv stamped as received on 20-12-24;

(aa) Recommendations and measures within the FIRST STREET, MANCHESTER ENVIRONMENTAL STANDARDS STATEMENT DECEMBER 2024 REF: 2024.118 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24;

(bb) Recommendations and measures within the FIRST STREET, MANCHESTER MAT01 LIFE CYCLE ASSESSMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24;

(cc) Recommendations and measures within the FIRST STREET, MANCHESTER CIRCULAR ECONOMY STATEMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY - stamped as received on 20-12-24;

(dd) PBSA Development, Plot 9B First Street, Manchester The Solar Glare Impact of the Proposed Development on Highway Infrastructure by Proximity stamped as received on 20-12-24;

(ee) Technical Aerodrome Safeguarding Assessment Plot 9B, First Street Vita Meadow Ltd October 2024 by Pager Power stamped as received on 20-12-24;

(ff) PLOTS 6 & 7, FIRST STREET SOUTH, MANCHESTER, M15 4FN AN HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT LOCAL PLANNING AUTHORITY: MANCHESTER CITY COUNCIL PLANNING REF: PRE-PLANNING PCA REPORT NO: 12329 by PCA stamped as received on 20-12-24;

(gg) Gym Noise Impact Assessment March 2025 Report Reference: Z19B-FAC-A180- Rp-XX-004 P03 by Fisher Acoustics stamped as received on 0720-03-25;

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

(ii) ES Volume 2 List of Appendices Introduction Appendix 1.1 - Cumulative Schemes; EIA Methodology Appendix 2.1. EIA Scoping Report Appendix 2.2. EIA Scoping Response (dated) Construction Programme Management - Programme Methodology Appendix 5.1 - Site Logistics plan Townscape and Visual Impact Appendix 6.1 Townscape Effects Table; Appendix 6.2 Visual Effects Table; Appendix 6.3 TVIA CGI and Wireframe Views (Views 1-13) Appendix 6.4 TVIA Wireframe Views (Views 13-16) Appendix 6.5 Figures Appendix 6.6 Methodology Air Quality Appendix 7.1 - Air Quality Technical Appendix Noise and Vibration 141786/FO/2024 Page 6 of 26 Appendix 8.1 - Environmental Noise Study Daylight / Sunlight / Overshadowing Appendix 9.1. Summary of BRE Guidance for methodology and setting alternative targets Appendix 9.2: Baseline Massing Images (Scenario 1) and Proposed

Massing Images (Scenario 2) Appendix 9.3: Technical Analysis Results for Scenario 1 and 2
Appendix 9.4. Cumulative Condition Massing Images (Scenario 3) Appendix 9.5. Technical
Analysis Results for Scenario 3 Wind Microclimate A Appendix 10.1: Wind Microclimate
Technical Report Climate Change and Plot 9B, Manchester: Wind Microclimate Note
stamped as received on 19-03-25 by arcaero Appendix 11.1 - Stage 2 Embodied Carbon
Assessment Appendix 11.2 - Energy Statement

(jj) ES Volume 3 -Non Technical Summary

(kk) *1207-TGA-XX-XX-RP-A-FI_10_10-00400_P01 NMA Report*