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5 August 2025

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

FAO Angela Leckie

Dear Angela

Plot 9b, First Street - Application for Discharge of Conditions 6, 10, 17 (a), 37, 40 and 47 attached to Planning Permission Reference: 141786/FO/2024

Please find enclosed an application for the discharge of Conditions 6 (Construction Management Plan), 10 (Drainage), 17 (a) (Local Labour Benefit), 37 (Discharge of Surface Water), 40 (Air Quality Mitigation) and 47 (Crack Willow Trees) attached to Planning Permission Reference: 141786/FO/2024, relating to Plot 9b development at First Street in Manchester City Centre. The Applicant is Vita Meadow Ltd, a part of Vita Group.

Planning Permission Reference 141786/FO/2024 was approved on 18 July 2025 for:

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).

The application is seeking to discharge conditions attached to this permission. The information being submitted with this letter to discharge the relevant planning conditions is detailed below.

Condition Discharge

Condition 6 - Construction Management Plan

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The wording of Condition 6 is as follows:

No development other than demolition shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt should include;

- *Display of an emergency contact number*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;*
- *Parking of construction vehicles and staff;*
- *Sheeting over of construction vehicles;and*

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 development shall be carried out in accordance with the approved construction management plan.

A Construction Management Plan (CMP) prepared by Renaker has been submitted with this application. It includes an emergency contact number; details of wheel washing and dust suppression measures; compound and waste management locations; a routing strategy with swept path analysis; a resident and business communication strategy detailing engagement, consultation, and notification methods; construction vehicle and staff parking plans; and sheeting requirements for construction vehicles.

Therefore, the submitted CMP provides all the relevant information needed to discharge Condition 6.

Condition 10 – Surface Water Drainage

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The wording of Condition 10 is as follows:

Notwithstanding the details as set out within condition 2 (w) no development shall take place until a scheme for the surface water drainage works in accordance with Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements and national standards and details has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- *Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.*
- *Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.*
- *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.*
- *Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.*
- *A finalised drainage layout showing all components, outfalls, levels and connectivity.*
- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
- *Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.*
- *Where a combined sewer diversion or abandonment is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.*
- *A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.*

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- *A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).*
- *Construction details of flow control and SuDS elements.*
- *A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the building and tank.*

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development. The approved details shall be implemented as part of the development.

A **Drainage Technical Note** has been prepared by ROC Consulting to discharge Condition 10. It includes a sustainable drainage strategy, proposed surface water strategy and addresses the information required by Condition 10.

Condition 17a - Local Labour Benefit

The wording of Condition 17a is as follows:

At periodic intervals as agreed with the Work and Skills Team prior to commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The document shall be implemented as part of the construction of the development and will be reviewed periodically.

The Report will confirm the following: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

A **Local Labour Agreement** and a **KPI Form** has been prepared and filled out by Renaker. We request MCC's approval that the enclosed information is sufficient to discharge Condition 17a.

Commented [PM1]: Normally Renaker ?

Condition 37- Discharge of Surface Water

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The wording of Condition 37 is as follows:

Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved scheme shall be implemented in full before use of the use first commences.

A **Drainage Technical Note** has been prepared by ROC Consulting to discharge Condition 37. It details a separate surface water drainage system connected to the combined sewer. The details of this separate system are included Appendix A and Appendix B.

Condition 40 - Air Quality Mitigation

The wording of Condition 40 is as follows:

Air quality mitigation shall be implemented in accordance with Chapter 7 of the Plot 9b First Street Environmental Statement December 2024 by Deloitte's stamped as received on 10-03-25, ES VOL 2 APPENDIX 7.1 - AIR QUALITY TECHNICAL APPENDIX stamped as received on 20-12-24 and Plot 9b First Street Manchester Costs of Mitigation Technical design note by Stantec dated 06-03-25.

During the build phase of the development the specific construction mitigation measures listed in ES Chapter shall be implemented through the CEMP. Prior to commencement of development verification, of the mitigation measures that have been implemented shall be submitted to and agreed in writing by the City Council as local planning authority and shall remain in situ whilst the development is under construction'.

A **Construction Management Plan** prepared by Renaker has been submitted with this application. It details mitigation measures for dust and commits to ongoing monitoring and maintenance to ensure these measures remain in place throughout construction.

Therefore, the submitted CMP provides all the relevant information needed to discharge Condition 40.

Condition 47 - Crack Willow Trees

Prior to commencement of development details of protection of the crack willow trees adjacent to the construction compound site to enable its continued support for roosting bats shall be submitted and approved in writing by the City Council as Local Planning Authority.

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A plan showing the scope of protection of crack willow trees prepared by Penny Anderson along with images showing fencing erected around the trees has been submitted with this application. We request MCC's approval that the enclosed information is sufficient to discharge the obligation identified above.

Submission Summary

The following table summarises the information submitted pursuant to the discharge of the condition:

Table 1- Summary Table for Condition Discharge

Condition Number	Full or Partial Discharge	Information Submitted
Condition 6- Construction Management Plan	Full Discharge	• **Construction Management Plan** *(Doc ref: VS9B - Condition_6_CEMP_Rev_A)*, prepared by Renaker
Condition 10- Drainage	Full Discharge	• **Drainage Technical Note** *(Doc ref: Z19B-ROC-A180-RP-XX-C-DTN001_Ver1)* prepared by ROC Consulting
Condition 17a- Local Labour	Partial Discharge of part (a) of Condition 17	• **Local Labour Agreement** (Doc ref: Local labour agreement - VITA Student 9B), prepared by Renaker • **KPI form** (Doc ref: Renaker Local Labour Agreement)
Condition 37- Discharge of Surface Water	Full Discharge	• **Drainage Technical Note** *(Doc ref: Z19B-ROC-A180-RP-XX-C-DTN001_Ver1)* prepared by ROC Consulting
Condition 40- Air Quality Mitigation	Full Discharge	• **Construction Management Plan** *(Doc ref: VS9B -*

Commented [PM2]: Not referenced in the narrative above?

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Condition Number	Full or Partial Discharge	Information Submitted
		Condition_6_CEMP_Rev_A), prepared by Renaker
Condition 47- Crack Willow Trees	Full Discharge	Document (Doc ref: *Plot 9b-Condition 47*) including the following: • **Plan showing the scope of protection of crack willow trees** prepared by Penny Anderson • **Images** showing fencing erected around the trees

This application comprises this covering letter the information set out in Table 1 and the Condition Discharge Application Form. The application reference is PP-14211891. A payment of £383 (including £85 service charge) has been made to Planning Portal.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact my colleagues [redacted]

[redacted]

Commented [PM3]: Need to reference the payment and the PP reference number

Yours sincerely

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