

11 April 2025

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

Dear Angela,

**Plot 10b, First Street, Manchester- Application for Discharge of Condition 38 for Planning Permission
Reference 136170/FO/2023 (as amended by Ref. 37946/NMC/2023 and 141139/NMC/2024)**

Please find enclosed a Condition Discharge application submitted by House of Social Ltd, for the Discharge of Condition 38 attached to Planning Permission 136170/FO/2023 (as amended by Ref. 37946/NMC/2023 and 141139/NMC/2024), relating to the Plot 10b development in First Street, Manchester City Centre.

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

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

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

The Applicant has proactively engaged in discussion with MCC Officers over the requirements of this submission, to seek to ensure that the proposed signage is of a suitable scale and form, and has no adverse effect on local character, amenity, or safety. The proposed signage is of high quality and will act to

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improve wayfinding across the city and First Street Masterplan. The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
38	<i>Prior to the first use of the development hereby approved a external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.</i>	Full Discharge	House of Social Signage Strategy, dated 3 February 2025, prepared by XSign.

Summary

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to Discharge of Condition 38.

Payment will be made to Manchester City Council for £383.00, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-13931664).

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Ellen Sanderson-Clark on 0113 292 1119 (esandersonclark@deloitte.co.uk) and Tom Farrington on 07900769476 (tfarrington@deloitte.co.uk).

Yours sincerely



Deloitte LLP