

15 July 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 41 for Planning Permission
Reference 136170/FO/2023 (as amended by Ref.137946/NMC/2023 and 141139/NMC/2024)**

Please find enclosed a Condition Discharge application submitted by House of Social Ltd, for the Discharge of Condition 41 attached to Planning Permission 136170/FO/2023 (as amended by Ref.137946/NMC/2023), relating to the Plot 10b development in First Street, Manchester City Centre.

For clarity, the Planning Permission (Ref. 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 (Ref. 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 table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
41	<p><i>Before any part of the development hereby approved is first occupied details of the following to be based on the findings of a Stage 1 Road Safety Audit (RSA 1) shall be submitted and approved in writing by the City Council as Local Planning Authority:</i></p> <p><i>A service management plan to include details of final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/ unloading and detail a programme for the implementation of the interim arrangements if Plot 10a is not completed before Plot 10b. The development shall thereafter be fully implemented in accordance with these details.</i></p>	Full Discharge	<ul style="list-style-type: none"> • Road Safety Audit & Designers Response, prepared by SLR Consulting Limited, 2 July 2025. • Travel Plan, prepared by SLR Consulting Limited, 3 July 2025. • Waste & Servicing Strategy, prepared by SLR Consulting Limited, 2 July 2025.

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 41.

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-14178718)

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

Yours sincerely



Deloitte LLP