

Jennifer Atkinson

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

Submitted via Planning Portal (ref: PP-14256776)

19 August 2025

Dear Jennifer

Application for the Discharge of Conditions 24 and 52b of 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

On behalf of our client, Kadans Science Partner 8 UK Ltd ('the Applicant'), please find enclosed an application made to discharge Conditions 24 and 52b, pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). 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 life science building.

Condition 24

Condition 24 states:

Prior to any above ground works associated with Plot B 'Sci Tech Building' of the development hereby approved, details of the location of the waste storage and an accompanying waste management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented as part of the first use of Plot B of the and shall remain in situ whilst the use or development is in operation.

To comply with the requirements of Condition 24, a Waste Management Strategy has been prepared to detail clear guidance on waste management, ensuring compliance with legal requirements and minimising environmental impact. In addition to the Waste Management Plan submitted, the following plans have been enclosed:

- General Arrangement Ground Floor Plan (ref. UBS SRA ZZ 00 DR A 201000)
- General Arrangement Enlarged- Ground Floor Zone D (ref. UBS SRA ZD 00 DR A 204003)

Condition 52b

Condition 52b states:

- b. As part of each plot of the development, and prior to any above grounds works for each plot, an updated version of the Biodiversity Net Gain Assessment shall be submitted to the City Council, as Local Planning Authority for approval. This will provide any updates required to the document approved under part (a) of this condition to reflect the detailed design proposals contained within that plot of the development, and any subsequent updates to the ecological assumptions required to meet a minimum overall target of 10% biodiversity net gain across the site.*

In order to support the discharge of Condition 52b the following documents have been submitted:

- *Biodiversity Net Gain (BNG) Update: Upper Brook Street, Kadans* - prepared by Brooks Ecological, July 2025;
- *The Biodiversity Metric 3.1 Calculation Tool, Whole Site*- prepared by Brooks Ecological, July 2025; and,
- *The Biodiversity Metric 3.1 Calculation Tool, Kadans Site*- prepared by Brooks Ecological, July 2025.

To comply with the requirements of this condition, the Applicant has submitted updated DEFRA Biodiversity Metric calculations assessing both the Sci-Tech life sciences development plot, and the wider site, including the PBSA development plot. The Sci-Tech development alone is predicted to deliver a 18.26% net gain in habitat units, while the site as a whole is expected to achieve a 54.13% net gain, both outcomes exceeding the statutory Biodiversity Net Gain requirements.

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