DATED 2025

THE COUNCIL OF THE CITY OF MANCHESTER

– and –

FIRST STREET DEVELOPMENT LIMITED

- and –

VITA MEADOW LIMITED

Agreement

pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) relating to Land known as Plot 9B First Street, bounded by Medlock Street to the west, Hulme Street to the south, Plot 9A of the First Street Masterplan to the north and Plot 10A of the First Street Masterplan to the east, Manchester

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City Solicitor
P O Box 532
Town Hall
Albert Square
Manchester
M60 2LA

L/MK/PLA001/84153

THIS AGREEMENT is entered into the day of 2025

BY:

(1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester, M60 2LA (the **"Council"**)

(2) **FIRST STREET DEVELOPMENT LIMITED** (incorporated in England with company number 11168919) whose registered office is at Floor 1, 7 Constance Street, Manchester, England, M15 4JQ (the **"Owner"**)

(3) **VITA MEADOW LIMITED** (incorporated in England with company number 15625878) whose registered office is at Horseshoe Farm, Elkington Way, Alderley Edge, England, SK9 7GU (the **"Developer"**)

BACKGROUND

A The Council is the local planning authority for the purposes of the Act in relation to the Site and is the authority by whom any obligations hereby created are enforceable. The Development will be carried out on the Site and adjacent land. The Site is situated within the Administrative Boundaries of Manchester and any planning obligation created by this Agreement is enforceable by the Council.

B The Owner is the freehold owner of the Site, the Estate Roads Site and other land registered at the Land Registry with Title Absolute under Title Number GM784465 together with but subject to all matters contained or referred to in the Title Registers thereunder.

C The Developer is interested in the Site by virtue of an agreement for lease dated 19 April 2024 and made between the Owner (1) the Developer (2).

D The Developer submitted the Application to the Council for planning permission to carry out the Development in the manner set out in the plans, specifications and particulars forming part of the Application. The parties hereto have entered into this Agreement in order to consent to and be bound by the provisions of this Agreement.

E The Council as local planning authority is satisfied that the Development is such as may be approved by the Council under the Act and is minded to grant planning permission for the Development in accordance with the Application but having considered the Local Plan and the Regulations is desirous of the Owner entering

into this Agreement without which planning permission would not be granted. The Council resolved on 10 April 2025 that it was minded to grant the Planning Permission (as herein defined) subject to completion of this Agreement.

F The Council has recognised the difficulty faced by lower income groups in Full Time Higher Education attending at Manchester Higher Education Institutions in sourcing affordable accommodation within the Administrative Boundaries of Manchester and the planning purpose of this Agreement is to provide Discounted Student Accommodation within the Administrative Boundaries of Manchester in the manner hereinafter appearing. The Council is satisfied that the provision of Discounted Student Accommodation is:

(a) necessary to make the Development acceptable in planning terms (including where appropriate, obligations necessary to mitigate the adverse impacts of the Development in accordance with the development plan for the area and other material considerations);

(b) directly related to the Development; and

(c) fairly and reasonably related in scale and kind to the Development and in any event will secure planning benefits.

G The Owner has agreed to enter into this Agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to section 106 of the Act and to be bound by and observe and perform the covenants hereinafter contained.

AGREED TERMS

1. **DEFINITIONS AND INTERPRETATION**

1.1 The definitions and rules of interpretation set out in this Clause apply to this Agreement.

"Act" the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004 and the Planning Act 2008;

"Administrative Boundaries of Manchester" all the wards that together comprise the city of Manchester;

“Agreement” means this agreement;

“All Reasonable Endeavours” means that it is agreed by the parties hereto that the party under such an obligation will not thereby be required to take proceedings (including any appeal) in any court public inquiry or other hearing (unless specified to the contrary) but subject thereto and to other terms of this agreement such party will be bound to attempt to fulfil the relevant obligation by the expenditure of such effort and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable to expect; in the case of the Owner, of a competent commercial developer in the context of the Development and of a competent landowner in the context of the Development, and in the case of the Council, of a competent local planning authority acting reasonably in the context of its statutory functions;

“Application” the application to which the Council gave the reference 141786/F0/2024 for planning permission for the proposed erection of a part 12 storey, 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);;

"Architect” means Tim Groom Architects of Eastgate, 2 Castle Street, Manchester, M3 4LZ;

“Chargee” shall mean any mortgagee, chargee or other financial institution of the Owner or a Security Trustee or receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 or any successors in title thereof;

“Chargee’s Duty” the tasks and duties set out in paragraph 4 of Schedule 3;

“Commencement of Development” the date upon which the Development shall begin by the carrying out of a material operation in accordance with the provisions of section 56(4) of the Act PROVIDED THAT any works of or associated with site clearance, remediation works, environmental or

archaeological investigations, site and soil surveys, erections of contractors work compound, erection of site office, erection of fencing to site boundaries, marking of site boundaries and laying out of access roads and services shall for the purposes of this Agreement be deemed not to be material operations and **"Commence"**, **"Commencement"** and **"Commenced"** shall be construed accordingly;

"Completion of Construction" the date upon which a valid certificate of completion shall have been issued in respect of the relevant number of Student Accommodation Units for the purposes of the Building Act 1984 and the Building Regulations 2010 or any amendment or replacement of the same or, if the Council, acting reasonably, considers that the completion of construction of the relevant number of Student Accommodation Units has occurred but it has not received the notice confirming completion in accordance with the provisions of this Agreement shall mean the date that the Council notifies in writing to the Owner that the said completion of construction is to be deemed to have taken place for the purposes of this Agreement and **"Completed"** and "**Completion**" shall be construed accordingly;

"Construction Period" means the period from the carrying out of the first Material Operation to the date of Practical Completion of the Development;

"Core Strategy" means the Manchester Core Strategy (adopted 11th July 2012) which is the key document in the Council's Local Development Framework and details the Council's vision for the development of Manchester during the period 2012 to 2027;

"Development" the development undertaken on the Site and adjacent land pursuant to the Planning Permission as specified in the Application;

"Director" the Council's Director of Planning, Building Control and Licensing;

"Discounted Student Accommodation" means the one hundred and twenty nine (129) units of accommodation in the Development that is made available to Eligible Students at a rent level set in accordance with the Discounted Student Accommodation Statement;

"Discounted Student Accommodation Statement" the written statement detailing the provision and location of the Discounted Student Accommodation within the Development and set out in Schedule 5 that is required to have been approved in writing by the Council;

"**Discounted Student Accommodation Unit**" means a single Student Accommodation Unit that is also part of the Discounted Student Accommodation and "Discounted Student Accommodation Units" shall be construed accordingly

"**Eligible Student**" means a student enrolled in a Full Time Higher Education Course at a Manchester Higher Education Institution in receipt of the full amount of Maintenance Loan or as otherwise agreed in writing by the Council;

"**Estate Road**" means any road that is not a public highway and is located within the Estate Roads Site and which provides a means of accessing the Site as the same are shown coloured grey on the Estate Roads Plan and are referred to in its key as 'Waste collection route via estate roads' and "**Estate Roads**" shall be construed accordingly;

"**Estate Roads Plan**" means the plan with drawing number VS9B-TGA-G100-PL-00-02201 P01 attached as Appendix 1 to this Agreement and showing thereon coloured grey the estate roads providing access to the Site;

"**Estate Roads Site**" means the areas shown coloured grey on the Estate Roads Plan and which shall be the land against which the planning obligation contained in Paragraph 2.4 of Schedule 3 may be enforced against;

"Expert" a professional expert in town planning, who is a Chartered Member of the Royal Town Planning Institute with a minimum of ten (10) years post-qualification experience;

"**Full Time Higher Education Course**" means a full time course at level 4 or higher of the national qualification frameworks for England (in place as at 1 July 2023 or any amendment or replacement thereof) of a duration of at least 24 weeks in a single academic year running from 1 September to 31 August and consisting of 3 terms across 2 semesters;

“Interest” interest at 4% (four per cent) above the base lending rate of the Bank of England from time to time;

“Local Plan” includes the Core Strategy adopted by Manchester City Council on 11 July 2012, the extant Unitary Development Plan policies and all other relevant strategic planning documents adopted by Manchester City Council;

“**Maintenance Loan**” means the maximum level of maintenance loan for a student studying outside London and not living with parents published by Student Finance England (or any replacement body) for the academic year commencing in the September following the date of this Agreement and as amended for every subsequent academic year or such other loan or successor loan scheme as may replace it or any other measure as otherwise agreed in writing by the Council;

“Management Fee” shall mean 15% of the planning application fee which equates to fourteen thousand one hundred and forty three pounds and eighty pence (£14,143.80) to be used for the purpose of management and monitoring any Planning Obligations that may be created by this Agreement as detailed herein;

“**Manchester Higher Education Institution**” means a university or college or equivalent institution offering a Full Time Higher Education Course within the Administrative Boundaries of Manchester;

“**Market Rent**” means as defined by RICS (or such successor or replacement organisation) and is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties each had acted knowledgably, prudently and without compulsion;

“Market Student Accommodation” means accommodation that is made available to rent to students at a Market Rent;

"**Market Student Accommodation Unit**" means a single Student Accommodation Unit that is also Market Student Accommodation and "**Market Student Accommodation Units**" shall be construed accordingly;

"**Nomination Agreement**" means an agreement between the Owner and a Manchester Higher Education Institution that has been approved in writing by the Council which allows the Manchester Higher Education Institution to access the Discounted Student Accommodation Units within the Development for the purposes of letting them to Eligible Students;

"Occupation" means occupation of any part of the Development for the purposes permitted by the Planning Permission but does not include use by personnel whilst engaged in construction, fitting out or decoration of the Discounted Student Accommodation Units and/or the Market Student Accommodation Units or occupation for marketing or display or occupation in relation to security operations and "**Occupy**" and "**Occupied**" shall be construed accordingly;

"Plan" the plan attached to this Agreement at Schedule 1;

"Planning Obligations" shall mean the obligations of the Owner specified in Schedule 3 and Schedule 5;

"Planning Permission" the planning permission granted pursuant to the Application substantially in the form as appended at Schedule 2 and as may be amended by any non-material amendment;

"Practical Completion" issue of a certificate of practical completion under the building contract for the Development;

"Regulations" the Community Infrastructure Levy Regulations 2010;

"RICS" the Royal Institution of Chartered Surveyors;

"Site" the property described in Schedule 1 and shown for the purposes of identification only edged red on the Plan and which shall be the land against which the planning obligations contained in Schedule 3 (save for Paragraph 2.4) and Schedule 5 may be enforced against;

"Student Accommodation Unit" a unit of student accommodation to be constructed on the Site as part of the Development pursuant to the Planning Permission and "**Student Accommodation Units**" shall be construed accordingly;

"Studio Unit" means a self-contained single bedroom accommodation unit and **"Studio Units"** shall be construed accordingly;

"Waste Management Strategy" means the strategy for managing waste at the Development annexed to this Agreement at Appendix 2 as may be amended or replaced by the Owner from time to time provided that such amendments or replacements are first approved by the Council in writing; and

"Working Day" means any day except Saturday, Sunday or a bank holiday and reference to "**Working Days**" shall be construed accordingly.

1.2 The Clause headings do not affect this interpretation.

1.3 Unless otherwise indicated, references to Clauses and Schedules are to Clauses of and Schedules to this Agreement and references in a Schedule to a Part or Paragraph are to a Part or Paragraph of that Schedule.

1.4 References to any statute or statutory provision include reference to:

1.4.1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by any subsequent legislation; and

1.4.2 any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision.

1.5 Except for the provisions of Clause 9 references to the Site include any part of it.

1.6 References to any party in this Agreement shall include the successors in title of that party. In addition, references to the Council shall include any successor local planning authority exercising planning powers under the Act and any successor local highway authority exercising powers under the Highways Act 1980.

1.7 **"**Including**"** means **"including, without limitation"**.

1.8 Any covenant by the Owner or the Council not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.

1.9 If any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Agreement is to be unaffected.

1.10 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.

1.11 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.

2. This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling legislation and is a planning obligation for the purposes of section 106 of the Act, with the intent that covenants hereinafter contained shall be enforceable by the Council acting under the powers contained in section 106 or such other enabling powers against the Owner.

3. **CONDITION PRECEDENT**

This Agreement is conditional upon the grant of the Planning Permission save for the provisions of Clauses 9, 11, 15, 16 and 17 which shall have immediate effect.

4. **CONDITION SUBSEQUENT**

If the Planning Permission for the Development has not been implemented by the carrying out of a material operation in accordance with the provisions of sections 56, 91 and 93 of the Act or is revoked or modified in whole or in part (other than in approval of an application by the Owner) or quashed or declared unlawful as a result of legal proceedings then this Agreement shall absolutely determine and become null and void but without prejudice to the rights of either party against the other in respect of any antecedent breach.

5. **THE OWNER'S COVENANTS**

The Owner on behalf of itself and any person deriving title to any part of the Site from the Owner hereafter hereby covenants with the Council so as to bind

the Site to fully observe and perform the obligations on their part contained in this Agreement including those obligations set out in Schedule 3 and Schedule 5 and hereby agrees that the Site shall be permanently subject to the obligations, restrictions and provisions specified in Schedule 3 and Schedule 5, such obligations being planning obligations for the purpose of section 106 of the Act.

6. THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner to observe and perform the obligations on its part in this Agreement including those obligations set out in the Schedule 4.

7. DISPUTE RESOLUTION

7.1 In the event of any dispute arising in connection with any of the terms of this Agreement other than a dispute involving the construction or interpretation of the terms of this Agreement or the enforcement of any decision pursuant to this Clause, the same shall unless the Council and the Owner otherwise agree be referred to an Expert to be appointed by agreement between the Council and the Owner.

7.2 If the Council and the Owner are unable to agree on the appointment of an Expert or Chartered Surveyor within thirty (30) days of one party serving notice on the other calling for the appointment of an Expert then an Expert shall be appointed on the application of either party to the President for the time being of the Royal Town Planning Institute.

7.3 Any reference of a dispute to an Expert or Chartered Surveyor shall if the parties are agreed in writing be deemed to be a reference to an expert (and not to an arbitrator) whose decision shall be final and binding (save for manifest error) but shall otherwise be deemed to be a reference to an arbitrator pursuant to the Arbitration Act 1996 and any statutory amendment variation substitution or re-enactment thereof.

7.4 Any party to this Agreement shall be entitled to submit to the Expert representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert shall have regard thereto in making his decision which shall be delivered in writing. The reference of any dispute shall include authority to determine in the relevant timescales for the submission of representations and what manner all the costs of the referral shall be paid.

8. WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

9. CHANGE IN OWNERSHIP & LIABILITY

9.1 The Owner will give the Council written notice within five days of any change in ownership of any of its interests in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with (unless the purchase relates to the entirety of the Site) the area of the Site or unit of occupation purchased by reference to a plan.

9.2 No person shall be liable for any breach, non-performance and non-observance of the covenants, obligations and restrictions contained in this Agreement after it shall have parted with its entire interest in the Site or if it disposes of its interest in part or parts of the Site in respect of the part or parts thereof disposed of but without prejudice to liability for any subsisting breach arising prior to parting with such interest nor shall this hinder or preclude the Council's rights as the Local Planning Authority to require that the breach, non-performance or non-observance be remedied after that person has parted with its interest in the Site.

9.3 The Owner warrants that no person other than the Owner and the Developer has any legal or equitable interest in the Site and the Owner hereby indemnifies the Council in respect of any loss that arises should there be any breach of this warranty.

10. COUNCIL'S CONSENT OR APPROVAL

Where in this Agreement the consent, agreement or approval of the Council is required to be given by the Council, the Council confirms that such consent, agreement or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council in relation to the exercise of its statutory functions.

11. LOCAL LAND CHARGE

11.1 This Agreement is a local land charge and shall be registered as such by the Council.

11.2 The Council will upon receipt of a written request of the Owner or its successors in title, at any time after the obligations set out herein have been fulfilled in their entirety issue written confirmation thereof and thereafter cancel all related entries in the register of local land charges.

11.3 The reasonable costs of cancellation pursuant to clause 11.2 above shall be met by the Owner if requested by the Council.

12. NON-PROHIBITION ON DEVELOPMENT

Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Agreement.

13. THE CONTRACTS ACT

Save as provided in respect of the successors in title to the Site or any successor to the relevant statutory functions of the Council this Agreement shall not be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Act 1999 and no third party shall acquire any benefit rights or claims

whatsoever pursuant thereto.

14. **COMMUNICATION**

14.1 Any notice or document to be served on or sent pursuant to this Agreement shall either be delivered personally or sent by recorded delivery service

14.1.1 to the Council and addressed to the Director at the Council's address first above written;

14.1.2 to the Owner and the Developer respectively at their registered office addresses;

15. **FEES**

15.1 The Developer shall pay to the Council on the date of this Agreement:

15.1.1 its legal fees reasonably and properly incurred in preparation of this Agreement up to a maximum of £5,550;

15.1.2 the Management Fee

15.2 Receipt by the Council of the payment of such sums shall not create any lawyer-client type contractual relationship between the Council and the Owner nor absolve the Owner from any liability or obligation accepted by them by the terms of this Agreement or by statute or at common law.

16. **JURISDICTION**

This Agreement is governed by and interpreted in accordance with the law of England.

17. **COMPLETION**

The provisions of this Agreement shall be of no effect until this Agreement has been dated.

18. **DECLARATIONS**

18.1 It is hereby declared that this Agreement shall not be enforceable against any owner, occupier, or tenant of any individual Market Student Accommodation Unit or the successors in title of any such person or mortgagee or any person deriving title therefrom or against a Chargee or any successor in title thereto

provided the Chargee has first complied with the Chargee's Duty set out in paragraph 4 of Schedule 3.

18.2 Although the security of any future charges or mortgages over the Site shall take effect subject to this Agreement it is agreed that save in respect of the Chargee's Duty any future chargee or mortgagee from time to time having the benefit of a charge or mortgage of or on any part or parts of the Site shall otherwise have no liability under the Planning Obligations contained in this Agreement unless and until such chargee or mortgagee has entered into possession of the Site or any part thereof.

19. **INTEREST**

If any payment due under this Agreement is paid late Interest will be payable from the date payment is due to the date that payment is received.

20. **DEVELOPER**

The Developer hereby agrees to the Owner entering into the planning obligations contained in this Agreement and acknowledges that its interests in the Site upon their attaining a legal estate in the Site will be bound by the planning obligations in this Agreement.

21. **ENFORCEABILITY**

It is agreed by the parties to this Agreement that the Planning Obligations bind the Site and are enforceable against the Owner following Commencement of Development pursuant to the Planning Permission.

22. **FUTURE VARIATIONS**

22.1 In the event that any new planning permission is granted by the Council varying or removing conditions attached to the Planning Permission pursuant to section 73 of the Act, with effect from the date that any new planning permission is granted pursuant to section 73 of the Act:

22.1.1 the obligations in this Agreement shall (in addition to continuing to bind the Development) relate to and bind all subsequent planning permissions without the automatic need to enter into any subsequent deed of variation or new agreement pursuant to section 106 of the Act; and

22.1.2 the definitions of Planning Permission and Development in this Agreement shall be construed to include references to any planning permissions granted under section 73 of the Act and the development permitted by such subsequent planning permission.

21.2 Notwithstanding Clause 22.1:

22.2.1 nothing shall fetter the discretion of the Council in determining any application pursuant to section 73 of the Act and requiring appropriate planning obligations in connection with the determination of that application; and

22.2.2 the Council reserves the right to require the completion of a separate planning obligation under section 106 of the Act in connection with an application pursuant to section 73 of the Act.

SCHEDULE 1

The Site

Land known as Plot 9B First Street bounded by Medlock Street to the west, Hulme Street to the south, Plot 9A of the First Street Masterplan to the north and Plot 10A of the First street Masterplan to the east and shown for the purposes of identification only edged red on the Plan.



Existing Site Location Plan

1 : 1250

0m 25m 50m 125 m

N

General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to; Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Legend and Notes

Red Line Planning Boundary

Rev	Description	Date	By
P01	Draft Planning Issue	08.11.24	EJ
P02	Planning Issue	06.12.24	EJ

Title
Existing Site Location Plan

Drawing No.
VS9B-TGA-G100-PL-XX-95020

Revision
P02

Status
Planning

Scale
As indicated@A1

Project
Plot 9B_First Street

Client
VITA

TIM GROOM ARCHITECTS

Eastgate, 2 Castle Street, Manchester, M3 4LZ 0161 870 1152

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SCHEDULE 2

Draft Planning Permission

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Vita Meadow Limited
C/o Agent

Agent (if used)

Kelly McCann
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: 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).

Location: Plot 9B First Street, Manchester

Date of application: 10 January 2025

Application number: 141786/FO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Minded to Approve** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) 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-P02 ELEVATION - WEST, VS9B-TGA-G200-EL-ZZ-95052-P02 ELEVATION - SOUTH, VS9B-TGA-G200-EL-ZZ-95051-P02 ELEVATION - EAST, VS9B-TGA-G200-EL-ZZ-95050-P02 ELEVATION - NORTH, VS9B-TGA-G200-PL-00-95030-P02 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-P02 SECTION AA, VS9B-TGA-G200-SE-ZZ-95041-P02 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-P01 TYPICAL BAY STUDY - UNITISED TYPICAL, VS9B-TGA-G251-DE-XX-95218-P01 TYPICAL BAY STUDY - UNITISED CROWN LOWER, VS9B-TGA-G251-DE-XX-95219-P01 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

(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-XX-002 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-RP-XX-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-ROC-A180-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-XX-FRA001. 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;

(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
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

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

*hand sized samples and specifications of all materials to be used on all external elevations;
*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
*a programme for the production of the full sized sample panels and strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Monitoring and Mitigation as set out in the Plot 9B, First Street
Environmental Statement (Chapter 11) December 2024 stamped as received on 10-01-25; FIRST STREET, MANCHESTER
MAT01 LIFE CYCLE ASSESSMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24 and FIRST STREET, MANCHESTER CIRCULAR ECONOMY STATEMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY - stamped as received on 20-12-24

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) a) Site remediation shall be implemented in accordance with the following:

Phase 1 Desktop Study, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-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-ROC-A180-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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report along with detailed design of gas protection measures shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the scheme.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

5) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development in the affected area shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

6) 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.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) During the construction of the approved development the construction compound shall be managed and operated in accordance with the CMP Addendum Note regarding Construction Compound by Renaker dated 28-02-24 stamped as received on 28-02-25

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) Notwithstanding the documents detailed in condition 2, prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in Dwgs Z19B-TPM-G710-PL-XX-4645 201 REV P3 LANDSCAPE - PLANTING PLAN, Z19B-TPM-G710-RP-XX-4645 502-REV P2 Z19B-TPM-G710-RP-XX-4645 502-REV P2 and Z19B-TPM-G710-RP-XX-4645 502-REV P2 LANDSCAPE DESIGN STATEMENT shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features

which fully consider and promote inclusive access (which includes older and disabled people);

(e) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and

(f) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.

The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

All of the above shall be fully implemented prior to occupation of the development

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

9) The PBSA hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

10) 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.

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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme

have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a) Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 10

(b)Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

(c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) The development shall be implemented in accordance with the recommendations and acoustic mitigation / management measures as set out within the 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

The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use

Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the PBSA residential accommodation above and any adjacent residential accommodation, arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

13) The PBSA accommodation hereby approved shall be operated in accordance with the Vita Student Operational Management Plan stamped as received on 26-02-25

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

14) Notwithstanding the details within the Chapter 8 of the Environmental Statement (Noise and Vibration) stamped as received 20-12-25 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

(a) Prior to commencement of above ground works a final scheme for acoustically insulating and mechanically ventilating the PBSA accommodation against local road traffic network, any local commercial/industrial premises and any service risers /lift shafts; details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved noise insulation scheme shall be completed before the occupation of the residential accommodation hereby approved.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

For vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

(b)Prior to occupation of the residential accommodation hereby approved.t, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, and to reduce the potential for overheating pursuant to policies SP1, H1 and DM1 of the Core Strategy.

15) The development hereby approved shall be carried out in accordance with the Waste & Servicing Strategy Plot 9b, First Street by SLR
12 December 2024 Revision: 03 stamped as received on 20-12-25

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

The approved details shall be implemented and remain in place for as long as the PBSA is in use.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

16) The development shall be implemented in accordance with the 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 stamped as received on 20-12-24

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

17) a) 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

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

18) (a) Prior to occupation a scheme for the acoustic insulation of any plant including internal, externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

(b) The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the approved use is operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

19) The development hereby approved shall be carried out in accordance with the targets set out within the First St Plot 9B, Manchester
Energy Statement by Futureserv and FIRST STREET, MANCHESTER ENVIRONMENTAL STANDARDS STATEMENT DECEMBER 2024 REF: 2024.118 by ELEMENT SUSTAINABILITY both stamped as received on 20-12-24

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

20) Prior to implementation of any proposed lighting scheme (including external areas) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

21) The development hereby approved shall be carried out in accordance with the Framework Travel Plan Plot 9b by SLR stamped as received on 20-12-24

In this condition a travel plan means a document that includes the following:

i) the measures proposed to be taken to reduce dependency on the private car by building occupiers;
ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) and thereafter from time to time;
iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
iv) measures for the delivery of specified travel plan services;
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;
vi) measures to identify and promote walking routes connecting First Street, The Civic Quarter, ID Manchester and the Corridor and the City Centre; and
vii) details of cycle parking within the public realm

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

22) Notwithstanding the Terrestrial Television Baseline Survey Report Plot 9B, First Street Vita Meadow Ltd Oct 24 by Pager Power stamped as received on 20-12-24 and Desk-Based Satellite Television Interference Assessment Plot 9B, First Street Vita Meadow Ltd March 2025 by Pager Power stamped as received on 19-03-25 if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

23) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00

The approved details shall be implemented and remain in place for as long as the unit is in use.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

24) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

25) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

26) The window(s) at ground level, fronting onto Newcastle Street , Hulme Street and Medlock Street and from the reception area fronting the route to the service yard shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

27) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

28) Notwithstanding the details contained within condition 2 above prior to the first occupation of the PBSA a scheme of highway works and footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and

shall be implemented and be in place prior to the first occupation of the PBSA accommodation and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

29) The development shall be carried out in accordance with sections 4, 5 and 6 of the Crime Impact Statement Version B 18-12-24 stamped as received on 20-12-24;

The development shall only be carried out in accordance with these approved details and within 12 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design accreditation

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

30) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwg VS9B-TGA-G200-PL-00-95030-P02 shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

31) The 146 cycles parking spaces in the ground floor cycle store and 12 for visitors in the public realm shall be fully implemented as shown in dwg VS9B-TGA-G200-PL-00-95030-P02 along with the 'Free to Hire; scheme as detailed within Framework Travel Plan Plot 9b by SLR stamped as received on 20-12-24

The development shall not be occupied unless and until the above cycle parking spaces and 'Free to Hire' scheme are in place

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) a)The development shall be implemented in accordance with the recommendations within the Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment by Landmark Information Group Ltd stamped as received on 20-12-24;

b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

c) If, at any time during development, high risk UXO not previously identified is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

33) Prior to the first use of the development hereby approved an 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.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

34) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 17. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

35) Prior to the first occupation of the PBSA development hereby approved details of the siting, scale and appearance of the PV's to the building hereby approved should be submitted to the Local Planning Authority for approval. The approved details shall then be implemented prior to the first occupation of the development hereby approved and retained and maintained in situ.

Reason - In the interest of ensuring the PV's are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

36) The proposed gym use hereby approved as shown in dwg VS9B-TGA-G200-PL-00-95030-P02 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of amenity, pursuant policy DM1 of the Core Strategy for Manchester.

37) 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.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

38) In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances,the development shall be implemented in accordance with the Fire Safety Measures set out in the Fire Statement - FS 001.2 Project: VITA Student, Plot 9b First Street by Design Fire Consultants stamped as received on 20-012-24

Reason

To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

39) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

40) 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'

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

41) Prior to commencement of above ground works final details of the Wind Mitigation scheme set out within Chapter 10 (Wind Mitigation) of the Environmental Statement - Volume 1, December 2024 stamped as received on 10-01-25 and confirmation from a suitably qualified Wind Consultant that this would be adequate, shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the development commencing and and thereafter retained and maintained in situ.

Reason - In the interest of creating a suitable and safe environment for residents and in the interests of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

42) The proposed amenity spaces hereby approved as shown in dwgs VS9B-TGA-G200-PL-00-95030-P02 and VS9B-TGA-G200-PL-01-95031-P02 stamped as received on 20-12-24 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of amenity, pursuant policy DM1 of the Core Strategy for Manchester.

43) Accessible rooms shall be carried out in accordance with the PLOT 9B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT stamped as received on 20-12-24

The approved details shall be implemented and be in place prior to the first use of the and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the accommodation is accessible to all pursuant to policy DM1 of the Manchester Core Strategy (2012).

44) The student accommodation element of the development hereby approved shall be used as purpose built student accommodation (PBSA) (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels, non term time use by students (unless under the provisions of their individual PBSA tenancy) or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning

45) Notwithstanding the Vita Student Operational Management Plan stamped as received on 26-02-25 prior to first occupation of the building final details of the Student Move in and Move Out Strategy shall be submitted to and approve by the City Council as Local Planning Authority.

The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

46) The permission hereby granted in respect of the construction compound as shown in Dwgs VS9B-TGA-G100-PL-00-95022 P01 PROPOSED (CONSTRUCTION COMPOUND) and VS9B-TGA-G200-EL-ZZ-95062 P01 CONSTRUCTION COMPOUND CONTEXT ELEVATIONS is for a limited period expiring on 10th July 2028 and the use comprising the development for which permission is hereby temporarily granted is required to be discontinued on the date of expiry. The site shall be made good within one month of the temporary permission expiring.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC1 and DM1.

47) 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.

Reason: Potential impacts on the tree has the potential to cause harm to bats as identified in the 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 and in the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'.

Water Main

A water main is located in the vicinity of the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website:
https://www.unitedutilities.com/builders-developers/your-development/planning/buildingover-or-working-near-our-assets/working-near-our-pipes/ . The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.
Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: http://iaqm.co.uk/guidance

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

INNS Management: It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as wall cotoneaster are included within this schedule. If any wall cotoneaster will be transported off site as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

Generator: The routine maintenance and servicing of any emergency generator shall be confined to Monday to Friday 08:00 to 18:00 hours.

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Details of how the demolition and construction process will control of noise and vibration shall be agreed with MCC Environmental Protection Officers as a minimum, they will require details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the nosier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established).

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please
register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered
to.

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Manchester Airport, or not attach conditions which Manchester Airport has advised, it shall notify Manchester Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

DRAFT DECISION

Date:

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A

The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

SCHEDULE 3

THE OWNER'S GENERAL COVENANTS

The Owner hereby covenants with the Council as follows:

1.

1.1 To notify the Council in writing within five (5) Working Days of Commencement of Development that development has commenced.

1.2 To carry out and manage the Development in accordance with the Discounted Student Accommodation Statement set out in Schedule 5 as the same may be amended provided the Council has given its written consent to the amendment save that this obligation will not apply to a Chargee provided that the Chargee has first complied with the Chargee's Duty set out in paragraph 4 of this Schedule.

1.3 Not to Occupy or allow or permit Occupation of the Development until it has identified the Discount Student Accommodation and provided to the Council and the Council has approved the Discounted Student Accommodation Statement in writing and has complied with the provision of the Discounted Student Accommodation Statement that prior to first Occupation of the Development the Owner will provide the Council with a plan showing the location and type of the Discounted Student Accommodation Units within the Development.

2.

2.1 That prior to the first Occupation of the Development the Owner will implement the Waste Management Strategy and maintain this provision for the lifetime of the Development and FOR THE AVOIDANCE OF DOUBT waste management and collection for the Development will be undertaken by a private company or, if the Council runs its own waste collection service on a commercial basis, the Council under a commercial agreement.

2.2 Not to Occupy permit or allow Occupation until it has complied with the provisions of paragraph 2.1 of this Schedule 3.

2.3 In respect of any waste management agreement entered into pursuant to this paragraph 2 the Owner will in any event use All Reasonable Endeavours to procure that the waste management company will properly administer the collection of waste management from the Site and shall ensure that the Development at all times benefits from the operation of waste management in accordance with the waste management agreement (as amended, varied or supplemented from time to time).

2.4 The Owner will ensure throughout the life of the Development that vehicles employed by any waste management company to collect waste from the Site have free and uninterrupted access to the Site along the Estate Roads.

3.

3.1 That the Owner shall use All Reasonable Endeavours to continue to employ the Architect throughout the Construction Period and until Completion of Construction of the Development PROVIDED THAT the Architect remains willing and able to fulfil such role in relation to the Development and that such employment is capable of being secured on reasonable commercial terms.

3.2 Should the Architect not be appointed or continue to be appointed in accordance with paragraph 3.1 above the Owner shall immediately notify the Council of this fact in writing and shall use All Reasonable Endeavours to appoint a replacement Architect of a similar calibre and reputation as soon as reasonably practicable and shall thereafter notify the Council of the identity of the replacement architect within 5 Working Days of their appointment.

4.

4.1 The Chargee shall prior to seeking to dispose of the Discounted Student Accommodation Units pursuant to any default under the terms of its mortgage or charge give not less than one month's prior notice ("**Chargee's Notice**") to the Council of its intention to dispose and:

4.1.1 in the event that the Council responds within one month from receipt of the Chargee's Notice (the "**Council's Notice**") indicating that

arrangements for the transfer of the Discounted Student Accommodation Units can be made in such a way as to safeguard them as Discounted Student Accommodation and satisfy the terms of the mortgage or charge then the Chargee shall co-operate with such arrangements and use its All Reasonable Endeavours to secure such transfer; or

4.1.2 if the Council does not serve its response to the Chargee's Notice within the one month period referred to above at paragraph 4.1.1 of this paragraph 4 then the Chargee shall be entitled to dispose of the Discounted Student Accommodation Units or any part thereof free from the restrictions set out in this Schedule and Schedule 5; or

4.1.3 if the Council or any person nominated by the Council cannot within two months of receipt by the Chargee of the Council's Notice secure completion of such transfer (so that for the avoidance of doubt there shall be a total of only 3 months from the Chargee's Notice to completion of such transfer) then provided the Chargee shall have complied with its obligations under paragraph 4.1.1 of this paragraph 4 the Chargee shall be entitled to dispose of the Discounted Student Accommodation Units or any part thereof free from the restrictions set out in this Schedule and Schedule 5.

4.1.4 provided that at all times the rights and obligations in this paragraph 4 shall not require the Chargee to act contrary to its duties under the charge or mortgage and in particular (but without limitation):

4.1.4.1 the Chargee shall not be obliged to transfer, let or otherwise dispose of the Discounted Student Accommodation Units or any part thereof for a consideration less than the full amount outstanding under the legal charge or mortgage, plus all interest, costs and expenses.

SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner as follows:

1 To issue the Planning Permission within five (5) Working Days of the date hereof.

2 To use the Management Fee for the purpose of management and monitoring any Planning Obligations that may be created by this Agreement.

SCHEDULE 5

DISCOUNTED STUDENT ACCOMMODATION STATEMENT

This statement has been prepared in support of the development of land at Plot 9B of the First Street Masterplan bounded by Medlock Street to the west, Hulme Street to the south, Plot 9A of the Masterplan to the north and Plot 10A of the Masterplan to the east shown for the purposes of identification only edged red on the Plan and addresses the provision of Discounted Student Accommodation.

This statement may be amended by the Owner from time to time provided that such amendments are first approved by the Council in writing.

This statement must include details of:

i the type, tenure and the requirements relating to establishing the location of the Discounted Student Accommodation, which shall consist of not less than 15% (fifteen per cent) being one hundred and twenty nine (129) of the total number of Student Accommodation Units constructed on the Site;

ii the arrangements for the management of the Discounted Student Accommodation;

iii the arrangements to ensure that such provision is retained in perpetuity as Discounted Student Accommodation and is affordable for both the first and subsequent occupiers of the Discounted Student Accommodation; and

iv the occupancy criteria to be used for determining the identity of occupiers of the Discounted Student Accommodation and the means by which such occupancy criteria shall be enforced.

The following information is provided in respect of each of the criteria:

i. The Development comprises a mix of Studio Units The tenure mix may be varied from time to time throughout the lifetime of the Development subject to submission of a revised Discounted Student Accommodation Statement

to be submitted for the written approval of the Council such approval not to be unreasonably withheld or delayed.

The Discounted Student Accommodation Units shall be fully integrated ("pepper-potted") with the Market Student Accommodation Units across the Development as a whole.

Prior to first Occupation of the Development the Owner will provide the Council with a plan showing the location of the Discounted Student Accommodation Units within the Development.

The Student Accommodation Units shall be of tenure blind design and for the avoidance of doubt the Discounted Student Accommodation Units shall be of the same design, fit out and size as the Market Student Accommodation Units.

The occupiers of the Discounted Student Accommodation Units will be freely able to access all of the facilities provided for the use of occupiers of the Development.

ii. The Owner will either own and manage the Discounted Student Accommodation Units and be responsible for their future lettings and maintenance or enter into a Nomination Agreement that will provide for the letting to Eligible Students of the Discounted Student Accommodation Units and for their management and maintenance. The statement must set out whether the Discounted Student Accommodation Units are to be owned and managed by the Owner or are to be covered by a Nomination Agreement and will detail the timescales for any given academic year by which Discounted Student Accommodation is to be offered to Eligible Students and by which such Eligible Students are required to enter into any rental agreement (the "**Rental Timescales**").

iii. From the date of Completion of Construction of the Discounted Student Accommodation Units they shall not be used other than for Discounted Student Accommodation except that in the event that the Discounted Student Accommodation Units remain vacant following the expiry of the

Rental Timescales, the Discounted Student Accommodation Units may be let by the Owner to any student for the remainder of that academic year Provided that the form of letting or tenure used to let is such that will enable the Owner to ensure that vacant possession of the Discounted Student Accommodation Unit can be lawfully obtained prior to the start of the following academic year and the Owner takes all necessary steps to secure vacant possession prior to the start of that following academic year of the Discounted Student Accommodation Units in respect of which this applies.

In terms of affordability the following applies;

- Rent levels for the Discounted Student Accommodation Units inclusive of any service charges will be set at a level of no more than 80% (eighty per cent) of the rent level of the equivalent Market Student Accommodation Units.

iv. The Discounted Student Accommodation Units shall be available only to Eligible Students except in the circumstances set out above following expiry of the Rental Timescales.

The Owner shall provide a monitoring statement to the Council on an annual basis regarding the Discounted Student Accommodation in a form to be agreed between the Council and the Owner which shall set out:

a) the approach to letting the Discount Student Accommodation Units;
b) the ongoing occupancy status of the Discounted Student Accommodation Units; and
c) how the Owner is meeting the requirements of the Discounted Student Accommodation Statement.

EXECUTED as a deed by the parties on the day and year first hereinbefore appearing

THE COMMON SEAL of **THE COUNCIL OF THE CITY OF MANCHESTER** was hereunto affixed in pursuance of an Order of the Council of the said City:

AUTHORISED SIGNATORY

Executed as a deed by **FIRST STREET DEVELOPMENT LIMITED** acting by a director: ……
in the presence of:) Director

Name of witness: ……
(in BLOCK CAPITALS)

Signature of witness: ……

Address: ……

……

Occupation: ……

Executed as a deed by	)	
VITA MEADOW LIMITED	)	
acting by a director:	)	……
……	)	Director
in the presence of:	)	

Name of witness: ……
(in BLOCK CAPITALS)

Signature of witness: ……

Address: ……

……

Occupation: ……

Appendix 1

Estate Roads Plan

RIVER STREET

MEDLOCK STREET

SERVICE ROAD

HULME STREET

PLOT 9A

PLOT 9B

PLOT 10A

PLOT 10B

DN

0m 10m 20 m

N

General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to; Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Legend and Notes

Proposed Building Demise

Waste Collection Route via Estate Roads

Rev	Description	Date	By
P01	Issued for S106 Agreement	30.05.25	LS

Title
Site Plan - Waste Collection Route via Estate Roads

Drawing No.
VS9B-TGA-G100-PL-00-02201

Revision
P01

Status
Stage 04

Scale
As indicated@A1

Project
Plot 9B_First Street

Client
VITA

TIM GROOM ARCHITECTS

Eastgate, 2 Castle Street, Manchester, M3 4LZ 0161 870 1152

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Appendix 2

Waste Management Strategy

Waste & Servicing Strategy

Plot 9b, First Street

Vita Meadow Limited

Prepared by:

SLR Consulting Limited

5th Floor, 35 Dale Street, Manchester, M1 2HF

SLR Project No.: 410.065757.00001

12 December 2024

Revision: 03

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	6 November 2024	AT	GD	GD
02	18 November 2024	AS	GD	GD
03	12 December 2024	AS	GD	GD

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Vita Meadow Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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Appendix B Service Vehicle Forecasts
Appendix C Waste Pro-Forma

1.0 Introduction

Background

1.1 This Waste & Servicing Strategy Report has been prepared by SLR on behalf of Vita Meadow Limited in support of a planning application for a proposed purpose-built student accommodation (PBSA) in Plot 9b of the First Street Masterplan Area.

1.2 This report presents the servicing strategy and provides an assessment of the waste generation by the development, along with the recycling strategy along with how collections are made and managed to minimise impacts.

1.3 This development is also supported by a Transport Statement (TS) and a Framework Travel Plan (FTP) prepared by SLR.

Site Location and Development

1.4 The location of the development site is shown in a local context in **Dwg VS9B-TGA-G100-PL-XX-95200.**

1.5 This planning application for Plot 9b forms the second part of the Plot 9 development site. Plot 9a, is under construction to deliver a 9-storey commercial office development to the immediate north of Plot 9b. To the east lies Plot 10a, a site with planning permission for an office development and further east the next site lies the Plot 10b PBSA House of Social building. To the south of the site is the First Street South PBSA development also under construction.

1.6 The wider area surrounding the site is characterised by a mix of uses including office, leisure, residential and student residential accommodation.

1.7 Plot 9b will be a total gross floor area (GFA) of 26,858 sqm and it is bound by the development Plot 9a to the north, First Street to the east, Hulme Street to the south, and Medlock Street to the west. There are no permanent structures on the site, and no trees on or adjacent to the site.

1.8 To the south of the site beyond Hulme Street lies the development of First Street South which is being constructed by Downing. This is a development comprising four buildings of over 2200 bedrooms along with large amenity space and 17,000 sqft of commercial leisure, restaurant and retail space.

Proposed Development

1.9 The development proposals for Plot 9b consists of the construction of a 33-storey PBSA building with no car parking provided.

1.10 The gross internal area (GIA) of the proposed development will be 26,858sqm.

1.11 The relevant plans of the development are given in **Appendix A**.

Report Structure

1.12 Following this introductory chapter, the remainder of this report is structured as follows:

- Section 2: Servicing Strategy
- Section 3: Waste Strategy and Forecasts
- Section 4: Refuse Storage and Collection
- Section 5: Summary and Conclusions

2.0 Servicing Strategy

Access Overview

2.1 The main pedestrian entrances for the PBSA are from the southeastern end of the building from Hulme Street. Hulme Street is a private road which serves the First Street South plot and Plots10a and 10b.

2.2 Improved areas of public realm will be provided around the building to create a pleasant environment for pedestrians.

2.3 The landscaping plan showing the quality of the external space is shown in **Dwg Z19B-TPM-G710-PL-XX- 4645 101.**

2.4 The approach from Hulme Street will be of a high quality and the junction with the First Street access will benefit from a raised table which acts as a traffic calming feature.

Service Access

2.5 Along the southern frontage of Plot 9b there is a landscaped space which includes a shallow width layby. On the southern side of Hulme Street there will be, upon completion a full depth layby and both of these offer opportunity for delivery vehicles to park up and serve the building.

2.6 To the west of Plot 9b is a service access road that provides access to both Plot 9b and Plot 9a. Access to Plot 9a is protected and controlled by automatic drop bollards with a comms unit enabling controlled access to the service area to the north. Plot 9b vehicles will not normally be able to pass through these bollards and here there is space for a Refuse Lorry or larger HGVs to pull up and serve the site.

2.7 Swept path analysis has been undertaken to ensure the vehicle with the most onerous turning requirements, a large refuse vehicle with a length of 11.5m, can safely service the development.

2.8 The swept path analysis has been undertaken drawing has demonstrated that a large refuse vehicle will enter via Hulme Street and service the site and exit as shown in **Drawing 410.065757.00001-TR114.**

2.9 Along the eastern side of Plot 9b there is the continuation of First Street, with a high-quality pedestrian route and access to the Plot 9a basement car park. This route is controlled, and the Plot 9b service vehicles will not be given access to this route.

2.10 Servicing and Parking Activity along Hulme Street is privately controlled, and short stay service activity will be permitted although parking by the general public will not.

Online Courier Deliveries

2.11 Developments such as these can attract large numbers of online courier deliveries, either in vans or notably for food deliveries by bike. Firstly, it is noted that the Plot 10b House of Social development to the east will include a Food Hall, and that amenity will offer a wide range of hot food options close by. The proximity of the Building to the Food Hall; should in theory limit the number of deliveries being made by such couriers.

2.12 For those couriers that do arrive there is sufficient space in the landscaped area to the south where couriers can park their bikes. There are also the Cycle Parking in Sheffield Stands located on First Street on the east elevation of the building.

Delivery Forecasts and Timings of Deliveries

2.13 A forecast of service vehicle trips hour by hour has been undertaken for Plot 9b with reference TRICS database for Student Accommodation as presented in the Transport Statement.

2.14 It is noted that the Plot 9b PBSA development is similar and located close to the Plot 10b PBSA as well as the First Street South development scheme to the south of Hulme Street. A single delivery vehicle could well make multiple drop-offs at these locations such as post van or refuse vehicle. Most logistics firms look to coordinate their delivery rounds and therefore the number of vehicles on the wider network is likely to be much lower than the forecasts from each individual site. The number of service vehicle trips are presented in the TS and are summarised in **Table 2.1**.

2.15 The service vehicle trips during the mid-morning peak hour, the afternoon peak hour, and the daily forecasts are described in **Table 2.1** below and in full in **Appendix B**.

Table 2.1: Plot 9a PBSA Service Trip Forecasts

Time Period	LGVs		OGVs*	
	Arrivals	Departures	Arrivals	Departures
Morning Peak 1000-1100	2	1	0	0
Afternoon Peak 1400-1500	2	2	0	0
Daily	13	13	1	1

**OGV is a Goods vehicle with 3 axles typically in excess of 18T*

2.16 There is expected to be one large Heavy Good Vehicle per day accessing the site which is expected to arrive before the morning rush hour. Up to 13 Light Good Vehicles are expected to arrive spread throughout the day typically from 0900-1700 with the busiest hour being just after lunch where around LGVs expected.

2.17 The service area on the west side of the building will also be managed so that the vehicle arrivals of the larger deliveries are timed so that they do not conflict.

2.18 On top of this we can add cycle trips from online couriers. The available data is limited, but surveys show that overall, the level of cycle activity at PBSA sites is more a modest volume of arrivals rather than an intensive level of activity.

Combined Highway Operation with Plot 9a

2.19 Given the shared use of the Service Corridor with Plot 9a, a major commercial office development, we have considered the interaction of the service vehicles as described above for Plot 9b combining with the expected service vehicles from Plot 9a.

2.20 The Plot 9a service traffic forecast was presented in the TS for that development, and this is repeated below as **Table 2.2**.

Table 2.2. Plot 9a Service Vehicle Trip Forecasts

Busiest Peak Hour	Plot 9a Service / Delivery Vehicle Trips			
	Arr		Dep	
	LGV	HGV	LGV	HGV
10:00-11:00	3	1	4	1
Daily	19	3	20	3

2.21 Here it was forecast that Plot 9a generated around 3 HGVs per day and up to 20 LGVs per day. The busiest hour was forecast mid-morning 1000-1100 with up to 4 LGVs accessing the service road in that hour and 1 HGV.

2.22 If we combine the service trips from Plot 9a and Plot 9b we forecast the following vehicle activity as described in **Table 2.3.**

Table 2.3: Plot 9a & 9b Combined Service Trip Forecasts

Time Period	LGVs		HGVs*	
	Arrivals	Departures	Arrivals	Departures
1000-1100	5	6	1	1
1400-1500	2	2	0	0
Daily	33	33	4	4

**TRICS describes this category as OGVs, a goods vehicle with 3 axles typically in excess of 18T*

2.23 In general, the peak periods for service trips between the two developments do not coincide. Plot 9a attracts more service activity which peaks mid-morning when we expect up to 4 LGVs and 1 HGV accessing the service road. At this time, we expect up to 2 LGVs serving Plot 9b at this time and no HGVs.

2.24 LGVs tend to deliver their goods quickly, typically between 5-10 minutes so we do not expect vehicles to be waiting along that corridor and in general we don't expect multiple vehicles to be present serving Plot 9b.

2.25 These low numbers along with appropriate service vehicle management to spread arrivals, we don't expect any conflict or delay for service vehicles serving Plot 9a or Plot 9b.

2.26 It noted that in an emergency, Fire Tenders will be able to access through the automatic bollards to tackle a fire or other emergency situations. The Fire Tender access complies with the Building Regulations requirements for the length that a vehicle can reverse along a cul-de-sac.

2.27 Overall, we expect that the servicing area will see a small number of vehicles activity across the day. We expect Refuse Collections to be made early in the morning at a regular time to avoid conflict with other service activity. Where there are regular arrivals Then we expect these to be timed to avoid clashes with other vehicles.

2.28 Most deliveries are completed within 5-10 minutes and a few up to 20 minutes. We expect that it can operate efficiently and without blocking access for delivery drivers nor causing an adverse impact on pedestrian safety.

2.29 In terms of the Plot 9a and Plot 9b vehicles being able to pass each other, we show this in **Dwg 410.065757.00001-TR114**.

Service Vehicle Mitigation Measures

2.30 Measures will be taken regarding pedestrian safety/amenity and servicing will be made with a minimum amount of noise and no use of the horn at any time.

2.31 As such vehicles will manoeuvre on‐site with as little noise as possible and drivers will ensure they:

- Engage gears quietly;
- Keep engine revs to a minimum;
- Apply brakes gently;
- Close driver's door quietly; and
- Engine off when not in use.

3.0 Waste Management Strategy

3.1 This section of the report outlines the management of waste. Waste forecasts across the various land uses proposed are discussed before the site's refuse storage provision is detailed and subsequent waste transfer strategy.

Policy Context

3.2 Manchester City Council (MCC) have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled. This guidance GD04 requests that a Waste Proforma is completed to support development applications, and this is presented in **Appendix C.**

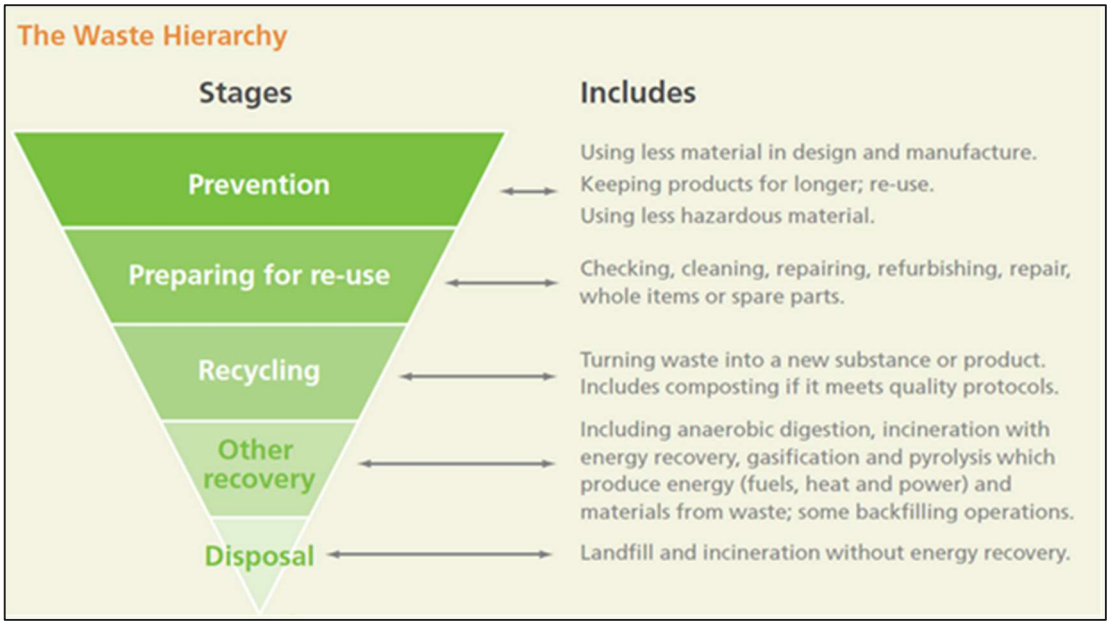
3.3 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.

3.4 In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.

3.5 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate wastepaper, metal, plastic and glass in different waste streams.

3.6 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure 3.1.**

Figure 3.1: Waste Hierarchy



3.7 To demonstrate compliance with regulations, a Waste Transfer Note is required when that waste is collected by the waste carrier. This may be provided electronically. Many carriers are also able to provide environmental reports to inform on the waste management performance.

3.8 There will be food waste generated by the kitchens and cafés/restaurants which needs to be covered by the Animal By-Products (Enforcement) (England) Regulations 2011. The volumes of waste will be greater than 20kg and therefore need to be stored in a labelled container and collected by a licensed carrier and records kept.

3.9 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company can help meet MCC's and the government's aspirations.

3.10 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.

Waste Management Strategy

3.12 Student residents would take their waste via lifts to a ground floor refuse drop lobby where there would be a hatch opening to drop in to the open state bins below. These would be clearly identified to ensure the correct waste being deposited in the correct bin. In general students will not have access to the bin store unless by exception under management guidance (such as to drop off outsized waste).

3.13 The Waste Streams for the student residents is given in **Figure 3.2** below:

Figure 3.2 Waste Streams

Pulpable Recycling (Paper/Cardboard/Tetrapak etc)



Mixed Recycling (Glass/Cans/Plastics)



Food Waste



General Waste – All Other Waste

Waste Forecasts

PBSA Waste Forecasts

3.14 The waste forecasts for Student Accommodation have been based on a typical waste generation rate of 100litres per bedspace per week. This is considered a robust approach as it is based on standard residential apartments which could include 2 persons living rather than single person individual bedrooms. The weekly waste generation is forecast as below:

c.861 apartments x 100 litres = 86,100 litres per week

3.15 The allocation of this waste volume to the relevant waste streams is given in **Table 3.1** below.

Table 3.1: PBSA Waste Recycling Rates

Plot 9b Student Accomodation						
Dwellings	861					
Weekly Waste Forecast Waste Forecast (100 litres per Apartment per Week) = 86100 litres per week = 12300 litres per day						
	Student Accommodation Recycling Streams	General Refuse (inc Organic)	Organic	Paper/ Card	Plastic/ Metal/Glass	**Total**
		47%	5%	24%	24%	**100%**
	Litres per Week	40467	4305	20664	20664	**86100**
	Litres per Day	**5781**	**615**	**2952**	**2952**	**12300**
	EuroBin lifts every 2 days	11		6	6	**23**
	240 litres Bin Lifts every 2 days		6			**6**

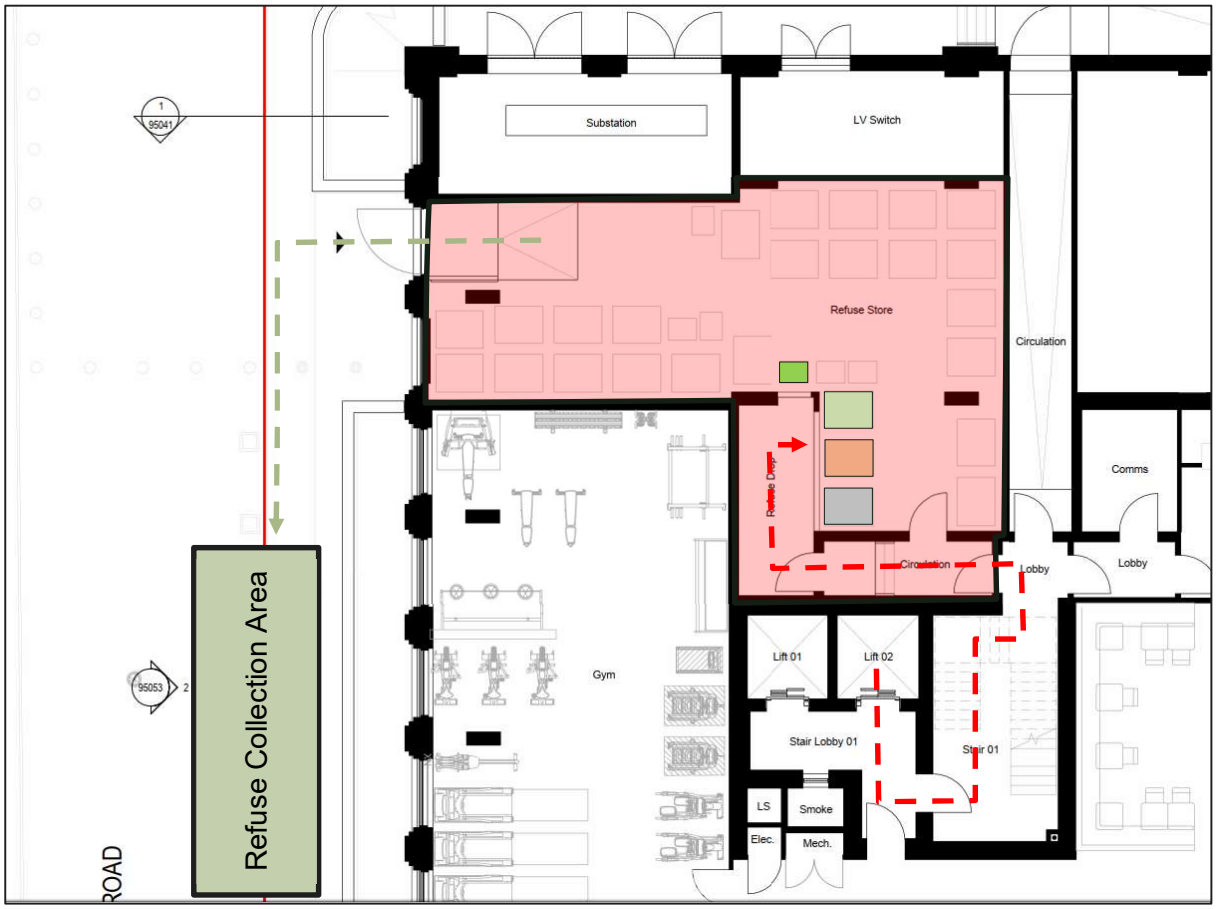
4.0 Refuse & Storage Collection

Summary

4.1 Refuse is stored at ground floor level. Students can access the Drop Waste Lobby from the lifts and here there is a hatch opening for then to drop waste into the bin on the other side of the wall. There is a waste drop specifically for food waste and this will have a 240litre bin located on the other side of the drop.

4.2 The Bin Store Layout is shown in **Figure 4.1** below.

Figure 4.1: Bin Store Layout



4.3 In general students would not have access to the bin store unless by exception such as for dropping off bulk items.

4.4 It will be the responsibility of the on-site management team to monitor bin capacity and replace bins as they get full. CCTV will cover the area.

4.5 **Figure 4.1** shows that the proposed bin stores can accommodate the forecast number of bins as described in Section 3.

4.6 The waste transfer routes are also shown on **Figure 4.1** this plan from the lifts to the bin store. The refuse store has a raised platform for users to drop off waste. Staff will collect the waste of residents whose disability prevents them from climbing stairs and taken the waste to the refuse area.

4.7 The diagram also shows the refuse drop for the students and here the areas would be colour coordinated to ensure that waste is deposited in the correct bin.

4.8 The bin stores would be ventilated, have impervious floors, bump strips to avoid damage to doors and walls, be appropriately ventilated and to assist in cleaning, the bin stores will benefit from a water outlet. It will be the responsibility of the on-site management team to keep the bin stores and transfer routes clean.

Waste Collection

4.9 The transfer route from the Bin Store to Vehicle Collection point is also shown in **Figure 4.1**.

4.10 The Refuse store has its external access onto the west facade and the service road. The management team will move the refuse bins to the collection point at the day of servicing.

4.11 Waste Collection would be undertaken via a private contractor.

4.12 The tracking of a large Refuse Lorry reversing up to the refuse collection area is as shown in **Dwg 410.065757.00001-TR114.**

Waste Proforma

4.13 MCC require that a Waste Proforma be prepared to support the planning application. Using the information presented in this report, a completed Waste Proforma for the development is presented in **Appendix C.**

5.0 Summary and Conclusion

Summary

5.1 This document has set out the Waste & Servicing Strategy for the development of Plot 9b. which is for a large development of purpose-built student accommodation.

5.2 It has set out the likely waste generation for the land use and associated refuse storage provision. A recycling strategy is also incorporated within the strategy and sufficient servicing provision has been demonstrated.

Conclusion

5.3 It is concluded that the refuse storage, waste management and collection proposed is appropriate for this scale of development and that waste collection can be undertaken in an efficient manner.

Drawings



Proposed Site Plan
1 : 500

General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

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Legend and Notes

- Red Line Planning Boundary
- Existing Development
- Consented Development

Rev	Description	Date	By
P01	Draft Planning Issue	08.11.24	EJ
P02	Planning Issue	06.12.24	EJ

Title
Proposed Site Plan

Drawing No.
VS9B-TGA-G100-PL-XX-95021

Revision
P02

Status
Planning

Scale
As indicated@A1

Project
Plot 9B_First Street

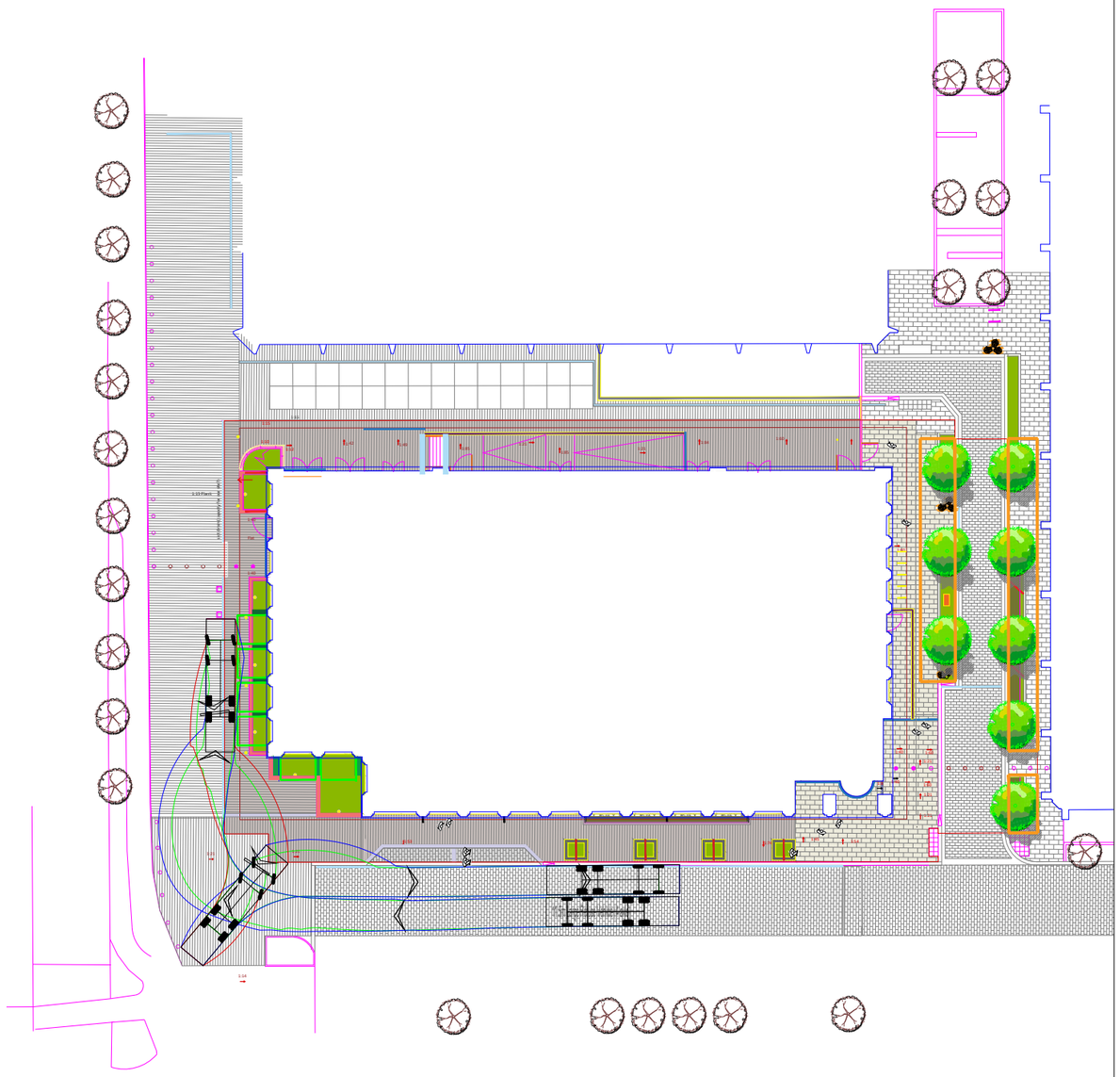
Client
VITA

TIM GROOM ARCHITECTS

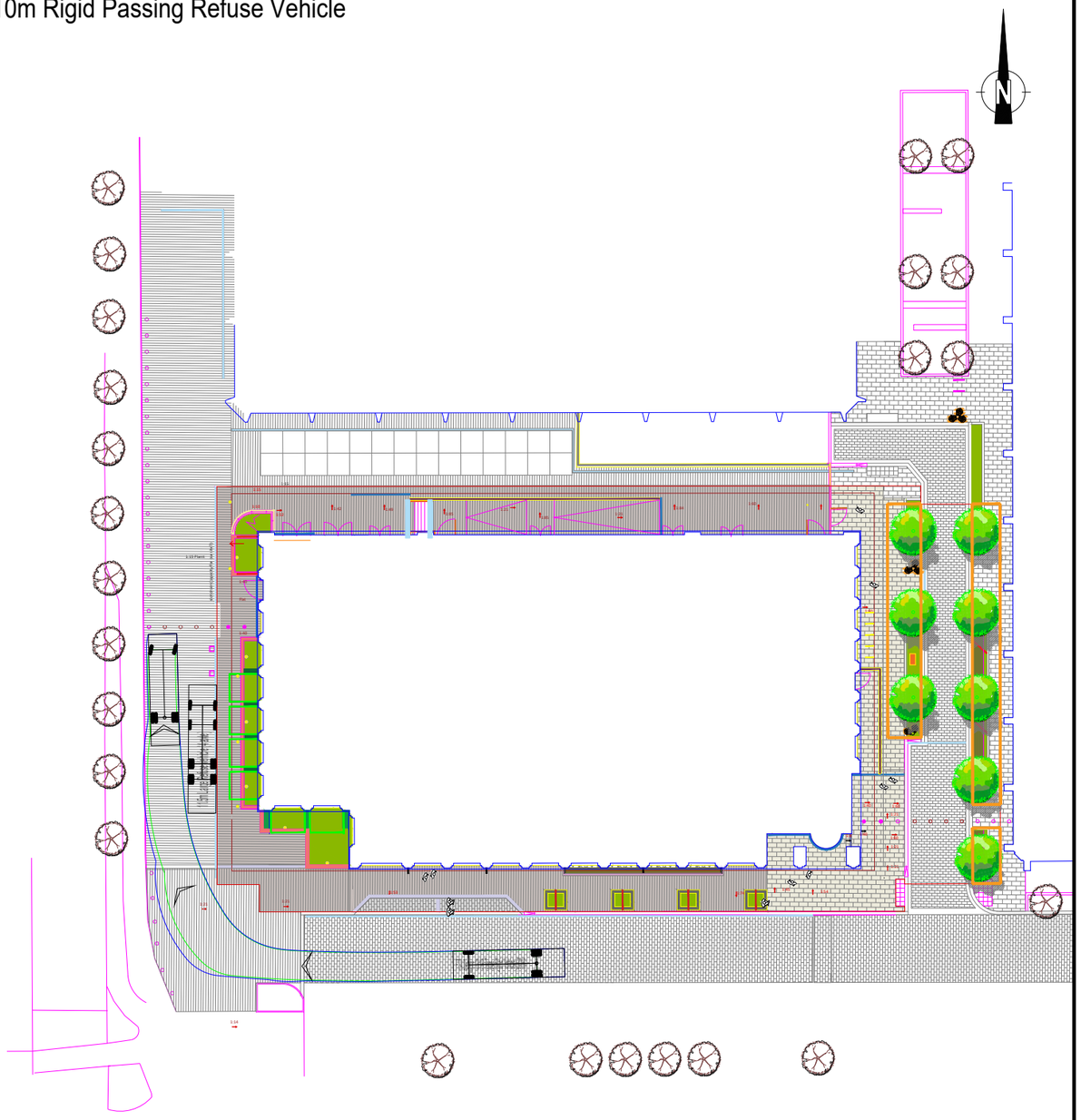
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Access - Refuse Vehicle



10m Rigid Passing Refuse Vehicle



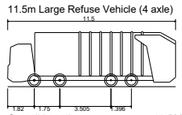
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REV.	DETAILS	DRAWN	CHECKED	DATE
A	Amendments made to swept path analysis	WD	AT	26.09.24
B	Site plan updated & amendments to tracking	CG	AT	04.10.24
C	Refuse Lorry tracking updated	CG	AT	15.10.24
D	Site Plan Update	YF	AT	12.12.24

Notes:

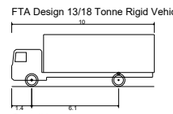
1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

11.5m Large Refuse Vehicle (4 axle)



Overall Length	11.500m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	6.00s
Wall to Wall Turning Radius	11.330m

FTA Design 13/18 Tonne Rigid Vehicle (2016)



Overall Length	10.000m
Overall Width	2.550m
Overall Body Height	3.645m
Min Body Ground Clearance	0.440m
Track Width	2.470m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	11.000m

Plot 9b, First Street

VITA

Swept Path Analysis - Refuse Vehicle & 10m Rigid

SLR

DRAWN:	CHECKED:	DATE:	SCALES:	DRAWING NUMBER:	REVISION:
YF	GD / AT	12.12.24	1:500 at A3	410.065757.00001-TR114	D

Appendix A Relevant Scheme Plans

Waste & Servicing Strategy

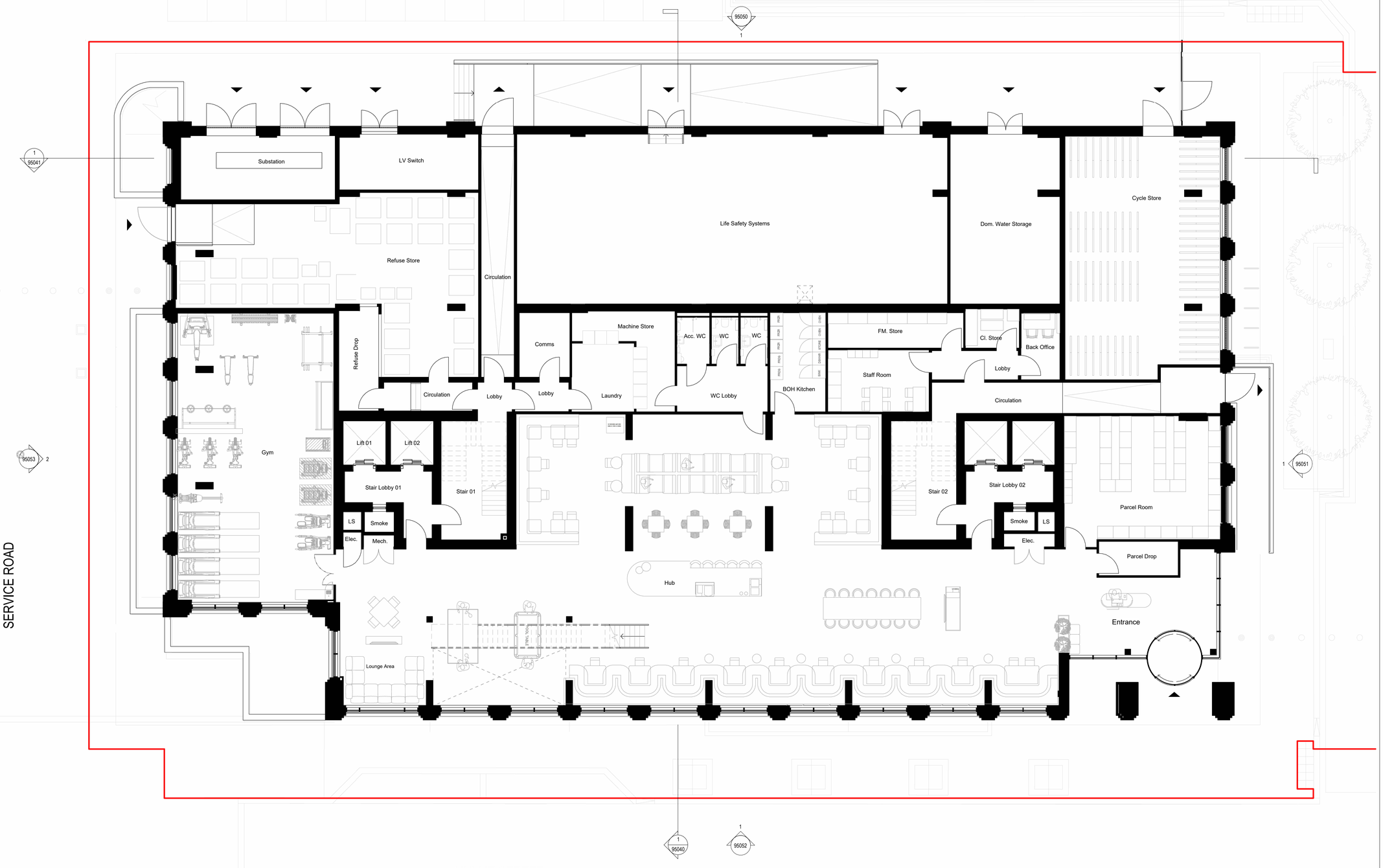
Plot 9b, First Street

Vita Meadow Limited

SLR Project No.: 410.065757.00001

12 December 2024

PLOT 9A



GA Plan - Level 00 - Ground Floor

1 : 100

0m 5m 10 m

General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

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Legend and Notes

Planning Boundary

Bike Store Schedule		
Description	No. of Bike Racks	No. of Bike Spaces
Sheffield Bike Stand	5	10
	5	10
Double Stacked	68	136
	68	136
Grand Total	73	146

Rev	Description	Date	By
P01	Draft Planning Issue	08.11.24	EJ
P02	Planning Issue	06.12.24	EJ

Title
General Arrangement - Level 00 (Ground Floor)

Drawing No.
VS9B-TGA-G200-PL-00-95030

Revision
P02

Status
Planning

Scale
1 : 100@A1

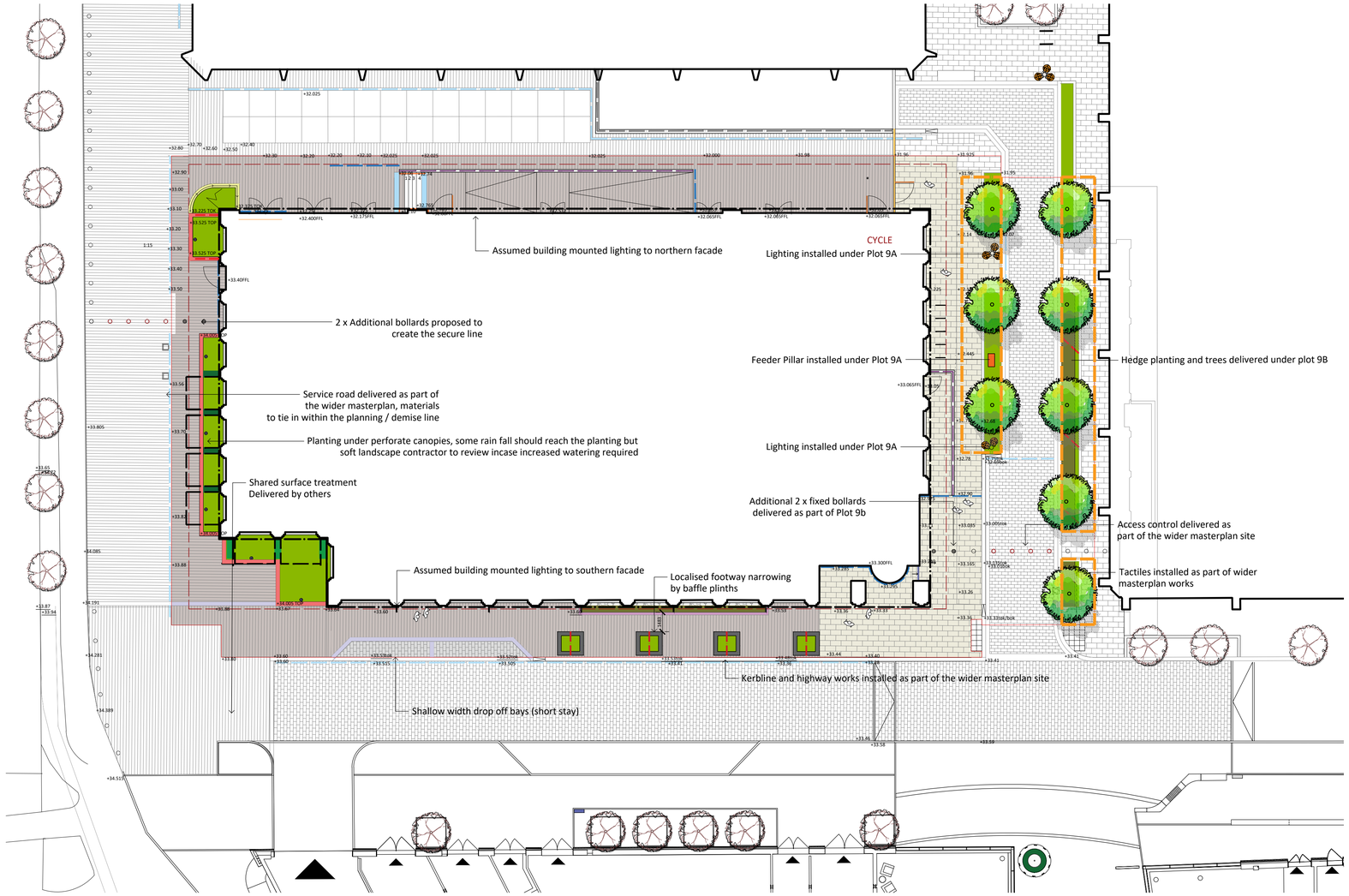
Project
Plot 9B_First Street

Client
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HARD LANDSCAPE

Established Masterplan Paving Installed Under Other Phases

Proposed Paving Type 1 - Concrete
Product: Hydro Lineo 40 by Hardscape (or similar approved)
Plan Size: 300 x 100 x 100
Colour: Standard Grey
Laying Bond: Stretcher Bond
Other: 5mm Butt jointed

Proposed Paving Type 2 - Granite Mix Setts
Product: 30% Kobra & 70% Royal White Mix by Hardscape (or similar approved)
Plan Size: 100x 300 x 63mm (depth tbc)
Finish: Flamed
Laying Bond: Stretcher Bond

Proposed Paving Type 2 - Yorkstone Flags
Product: Scoutmoor Yorkstone Flags to match existing First Street Surfacing
Plan Size: 400-900 x 300 x 63mm (depth tbc)
Finish: Sawn
Laying Bond: Min 100mm overlap

Proposed Edge Type 1 - Flush Planting Bed Surround
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: 200x900x150 (depth tbc)
Finish: Flamed
Upstand: 0mm

Proposed Edge Type 2 - Raised Planting Bed Surround
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: 300x900x250 (depth tbc)
Finish: Flamed
Upstand: 125mm
Other: Anti-skate required 1.5m centres

Proposed Edge Type 3 - Flush Kerb
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: 300x900x200 (depth tbc)
Finish: Flamed
Upstand: 0mm

Proposed Edge Type 4 - Low Wall
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: Wall width 300 x H Varies. Clad and coping
Finish: Flamed
Upstand: Varies
Other: Anti-skate required 1.5m centres

Proposed Edge Type 5 - Wall and Balustrade
Product: Brick clad wall to match the architecture
Laying Bond: Staggered bond
Other: Brick on Edge copings - special ends, Vertical flat bar railings (min 1.1m high)

Proposed Edge Type 6 - Steps
Product: Royal White Granite by Hardscape (or similar approved)
Plan Size: 1100x300x175mm
Finish: Flamed
Other: Contrast nosing
Other: Corduroy s/s strip tactile pavings

FURNITURE

Proposed Bollard to Match Masterplan Furniture
Product: K8 Shallow Depth Terra Neptune SIngle by Frontier Pitts LTD (or similar approved)
Class Code:V/7500/64/90:0.0
Foundation: Shallow Mount

Proposed Lighting to Column Match Masterplan Furniture
Product: 2/3 head Multi Woody by IGuzzini or similar approved
Height: 5m
Materials: S/S

Proposed Lighting Bollard to Match Masterplan Furniture
Product: Unknown - to match the wider masterplan palette
iWay bollard Super Comfort round 180degrees

Proposed Cycle Stands to Match Masterplan Furniture
Product: S/S or similar approved

NB Baffles: Patternation and colour tone to tie with the architectural narrative

Proposed Movable Plinth Planter with Baffle
Product: Bespoke weighted Plinth Planter with Baffle
Plinth Materials: Granite 1800w x1800l x500h
Baffle Dimension: 1800w x 2500h
Other: 50% Porosity - Perforate Pattern (tbc)

Proposed Baffle - Building Entrance
Product: Bespoke
Dimension: 1100w x 3000h
Other: 50% Porosity - Perforate Pattern (tbc)

Proposed Baffle - Located in Planting Beds
Product: Bespoke
Dimension: 1800w x 3000h
Other: 50% Porosity - Perforate Pattern (tbc)

Proposed Fin - Southern Building Facade
Product: Bespoke
Dimension: 500w x 1800h
Other: Perforate Pattern (tbc)

Proposed Railings and Gate
Product: To Match Wider masterplan proposals
Other: To be ascertained if part installed under Plot 9A
Other: Needs to be visually permeable

Indicative Drainage Channel

Drainage Channel Delivered by Others

Proposed Feeder Pillar Delivered by Another Phase

SOFT LANDSCAPE

Trees Proposed on Other Development Plots

Proposed Tree Planting
Typical Species: Pinus Sylvestris
Size: 25-30cm
Other: Clear Stem 2m

Proposed Ornamental Planting
5L Ornamental planting stock at 5 per m2
70mm Depth Melcourt Bark Nuggets or similar approved

Proposed Hedge Type 1
Type: Evergreen
Size: 1.2m long x 0.5m wide x 1.5m high

Proposed Hedge Type 2
Type: Evergreen
Size: 1.6m long x 0.5m wide x 1m high

Proposed Hedge Type 3
Type: Evergreen
Size: Linear hedging x 0.5m wide x 1.2m high

Proposed Below Ground Structural Tree Cells
Product: Rootspace by GreenBlue Urban or similar approved
Sizes: Modules of 0.5m x depth cells 1m

GENERAL NOTES

1. This drawing is the copyright of TPM Landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
P4	KH	Planter Levels Added	28/11/2024
P3	KH	Annotation amendment	25/11/2024
P2	KH	Coordinated Issue	13/11/2024
P1	KH	First Issue	09/10/2024

Client
Vita Meadow Ltd

Project
First Street - Plot 9B

Description
Landscape Layout

Status
For Information

Scale @ A1	Drawn	Checked	Date
1:200	KH	KH	09.10.2024

Drawing number
Z19B-TPM-G710-PL-XX- 4645 101

Revision
P4

N

tpm landscape
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address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
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Appendix B Service Vehicle Forecasts

Waste & Servicing Strategy

Plot 9b, First Street

Vita Meadow Limited

SLR Project No.: 410.065757.00001

12 December 2024

Calculation Reference: AUDIT-529504-241105-1123

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
Category : G - STUDENT ACCOMMODATION
MULTI-MODAL TAXIS

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	Number of residents
Actual Range:	200 to 1100 (units:)
Range Selected by User:	15 to 1100 (units:)

Parking Spaces Range: All Surveys Included

Public Transport Provision:
Selection by: Include all surveys

Date Range: 01/01/16 to 02/05/24

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday	2 days
Wednesday	3 days
Friday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	6 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaking using machines.

Selected Locations:

Town Centre	2
Edge of Town Centre	4

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	2
Built-Up Zone	4

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	7 days - Selected
Servicing vehicles Excluded	X days - Selected

LIST OF SITES relevant to selection parameters

1	CN-03-G-01 SAINT PANCRAS WAY KING'S CROSS	STUDENT FLATS		CAMDEN
	Edge of Town Centre Built-Up Zone Total Number of residents:		571	
2	DY-03-G-02 CATHEDRAL ROAD DERBY	STUDENT ACCOMMODATION		DERBY
	Town Centre Built-Up Zone Total Number of residents:		350	
3	HM-03-G-02 PADDENSWICK ROAD HAMMERSMITH	STUDENT FLATS		HAMMERSMITH AND FULHAM
	Edge of Town Centre Residential Zone Total Number of residents:		217	
4	KI-03-G-01 PENRHYN ROAD KINGSTON UPON THAMES	STUDENT FLATS		KINGSTON
	Edge of Town Centre Built-Up Zone Total Number of residents:		200	
5	KI-03-G-02 CAMBRIDGE ROAD KINGSTON UPON THAMES NORBITON	STUDENT FLATS		KINGSTON
	Edge of Town Centre Residential Zone Total Number of residents:		300	
6	LB-03-G-02 WESTMINSTER BRIDGE RD LAMBETH	STUDENT FLATS		LAMBETH
	Town Centre Built-Up Zone Total Number of residents:		1100	

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 03 - RESIDENTIAL/G - STUDENT ACCOMMODATION
MULTI-MODAL OGVS
Calculation factor: 1 RESIDE
Estimated TRIP rate value per 861 RESIDE shown in shaded columns
BOLD print indicates peak (busiest) period

	ARRIVALS				DEPARTURES				TOTALS			
Time Range	No. Days	Ave. RESIDE	Trip Rate	Estimated Trip Rate	No. Days	Ave. RESIDE	Trip Rate	Estimated Trip Rate	No. Days	Ave. RESIDE	Trip Rate	Estimated Trip Rate
00:00 - 01:00												
01:00 - 02:00												
02:00 - 03:00												
03:00 - 04:00												
04:00 - 05:00												
05:00 - 06:00												
06:00 - 07:00												
07:00 - 08:00	5	488	0.001	0.706	5	488	0.001	0.706	5	488	0.002	1.412
08:00 - 09:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
09:00 - 10:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
10:00 - 11:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
11:00 - 12:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
12:00 - 13:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
13:00 - 14:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
14:00 - 15:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
15:00 - 16:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
16:00 - 17:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
17:00 - 18:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
18:00 - 19:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
19:00 - 20:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
20:00 - 21:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
21:00 - 22:00												
22:00 - 23:00												
23:00 - 24:00												
Total Rates:			0.001	0.706			0.001	0.706			0.002	1.412

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.*

TRIP RATE for Land Use 03 - RESIDENTIAL/G - STUDENT ACCOMMODATION
MULTI-MODAL LGVS
Calculation factor: 1 RESIDE
Estimated TRIP rate value per 861 RESIDE shown in shaded columns
BOLD print indicates peak (busiest) period

	ARRIVALS				DEPARTURES				TOTALS			
Time Range	No. Days	Ave. RESIDE	Trip Rate	Estimated Trip Rate	No. Days	Ave. RESIDE	Trip Rate	Estimated Trip Rate	No. Days	Ave. RESIDE	Trip Rate	Estimated Trip Rate
00:00 - 01:00												
01:00 - 02:00												
02:00 - 03:00												
03:00 - 04:00												
04:00 - 05:00												
05:00 - 06:00												
06:00 - 07:00												
07:00 - 08:00	5	488	0.000	0.353	5	488	0.000	0.353	5	488	0.000	0.706
08:00 - 09:00	5	488	0.000	0.353	5	488	0.000	0.353	5	488	0.000	0.706
09:00 - 10:00	5	488	0.001	1.059	5	488	0.001	0.706	5	488	0.002	1.765
10:00 - 11:00	5	488	0.002	1.766	5	488	0.002	1.413	5	488	0.004	3.179
11:00 - 12:00	5	488	0.002	1.413	5	488	0.002	1.766	5	488	0.004	3.179
12:00 - 13:00	5	488	0.000	0.353	5	488	0.001	0.706	5	488	0.001	1.059
13:00 - 14:00	5	488	0.002	1.413	5	488	0.001	1.059	5	488	0.003	2.472
14:00 - 15:00	5	488	0.002	2.119	5	488	0.003	2.472	5	488	0.005	4.591
15:00 - 16:00	5	488	0.002	1.413	5	488	0.002	1.413	5	488	0.004	2.826
16:00 - 17:00	5	488	0.001	1.059	5	488	0.001	1.059	5	488	0.002	2.118
17:00 - 18:00	5	488	0.000	0.353	5	488	0.000	0.353	5	488	0.000	0.706
18:00 - 19:00	5	488	0.000	0.000	5	488	0.000	0.000	5	488	0.000	0.000
19:00 - 20:00	5	488	0.001	0.706	5	488	0.000	0.353	5	488	0.001	1.059
20:00 - 21:00	5	488	0.000	0.353	5	488	0.001	0.706	5	488	0.001	1.059
21:00 - 22:00												
22:00 - 23:00												
23:00 - 24:00												
Total Rates:			0.013	12.713			0.014	12.712			0.027	25.425

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.*

Appendix C Waste Pro-Forma

Waste & Servicing Strategy

Plot 9b, First Street

Vita Meadow Limited

SLR Project No.: 410.065757.00001

12 December 2024

MANCHESTER CITY COUNCIL

Appendix E - Waste Management Strategy (v7.00 from September 2023) for Plot 9b, First Street

Planning Application Number:
Date Submitted:
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Not Applicable
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	Not Applicable

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	Not Applicable
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	Not Applicable
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	Not Applicable

High Rise Apartment Developments

0.43m2 has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection. (different for purpose-built student accommodation – see guidance)	The proposed Bin Store does not comply with the MCC PBSA guidance of 0.23 sqm of Bin Store space per apartment. This is due to the scale of development at 861 apartments
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	YES

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste – 11 x Eurobins

Food Waste – 6 x 240 litre bins

Dry recycling (Plastic/ Metal/ Glass) - 6 x Eurobins

Paper/ Card - 6 x Eurobins

Calculations as below:

Plot 9b Student Accomodation						
Dwellings	861					
Weekly Waste Forecast Waste Forecast (100 litres per Apartment per Week)	= 86100 litres per week = 12300 litres per day					
	Student Accommodation Recycling Streams	General Refuse (inc Organic)	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
		47%	5%	24%	24%	100%
	Litres per Week	40467	4305	20664	20664	86100
	Litres per Day	**5781**	**615**	**2952**	**2952**	**12300**
	EuroBin lifts every 2 days	11		6	6	**23**
	240 litres Bin Lifts every 2 days		6			**6**

Has / will a contract be obtained with a licenced waste carrier?	Yes

Mixed Use Developments

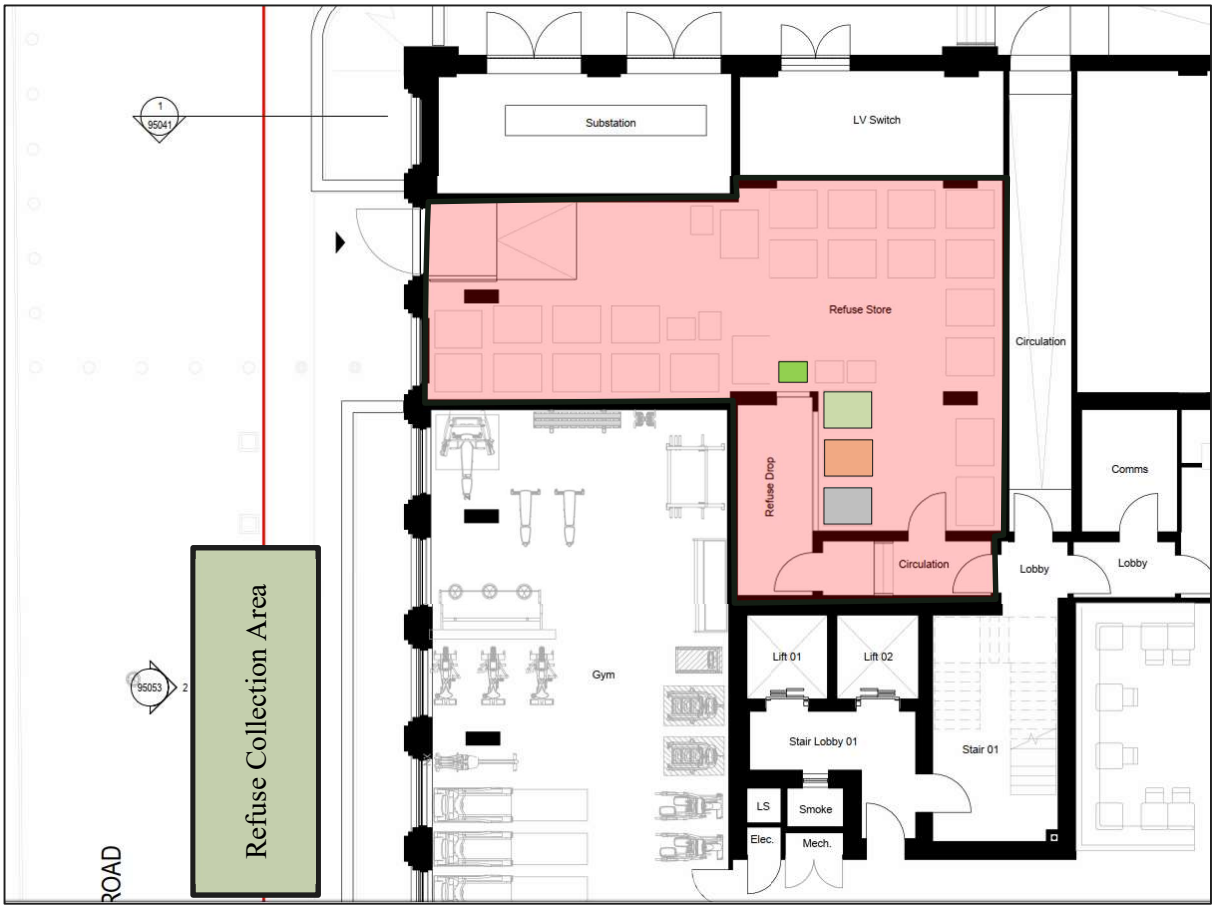
Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	N/A

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Residents would be required to segregate their waste into four streams in their apartment/ kitchen area i.e. General Refuse, Organic, Paper/ Card and Plastic/ Metal/ Glass and there would be colour coded labelled bins available for that.

The bin store is located on the ground floor which would be accessed via lifts. A Refuse Drop Lobby is proposed for students to drop waste into the respective waste bins on the other side of the wall, as shown in figure below.



The Refuse Drop is rained
In general students would not have access to the bin store unless by exception such as for dropping off bulk items.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The Refuse Drop is raised and accessed via Steps. For any user not able to use the steps then the on site management team would take their waste for dropping. In general students would not have access to the bin store unless by exception such as for dropping off bulk items.

Ensure all bins in the store are accessible	Yes
Ensure recycling facilities are as easy to access as general refuse	Yes

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation – The refuse store will be mechanically ventilated. **Hygiene** - Refuse containers will be of appropriate construction, kept in sound condition, and will be easily cleaned / disinfected. Nearby on the ground floor there will be a water source for the cleaning team to use to help mop up spills.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

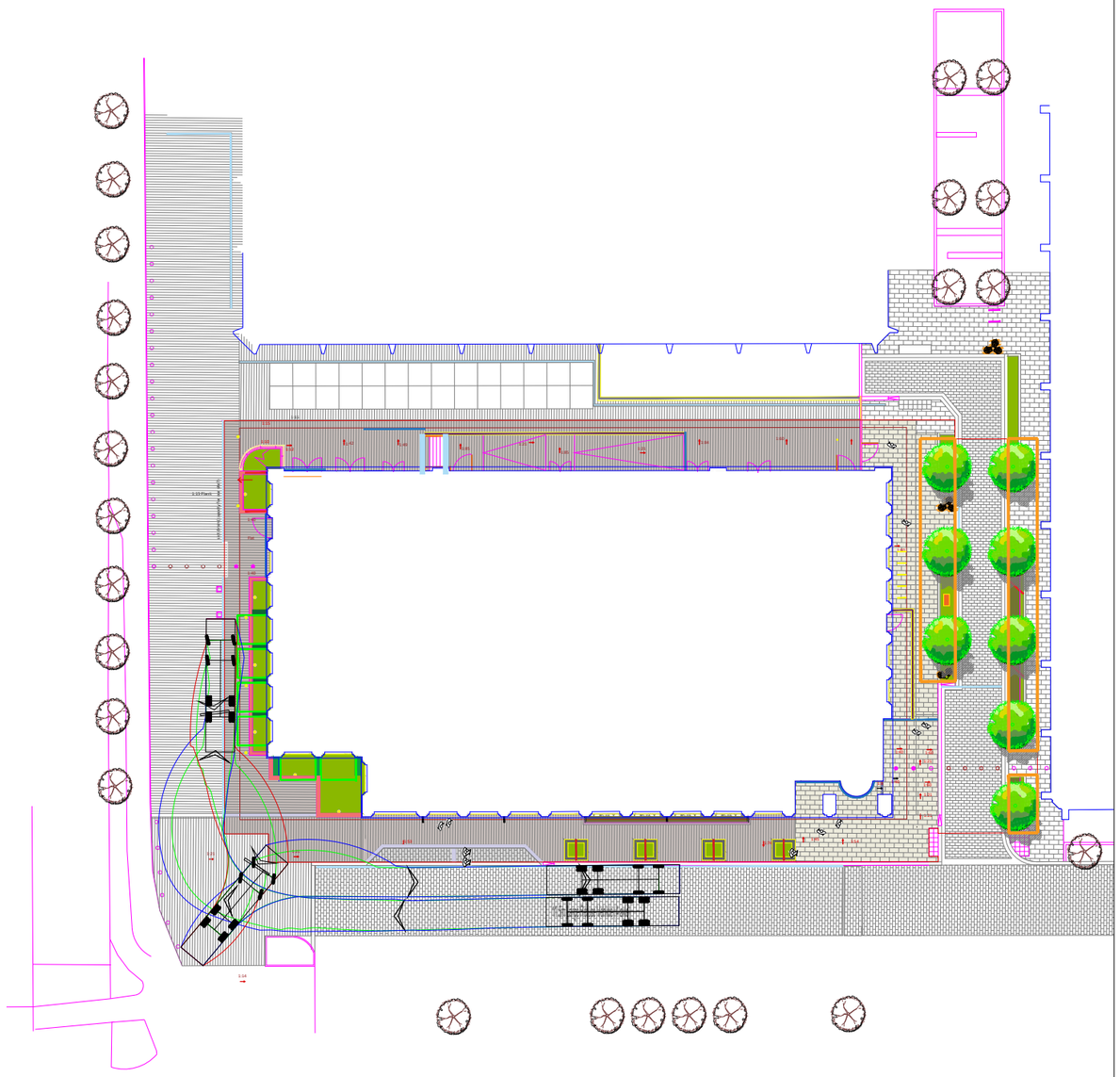
Waste will be collected by a private licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way. Refuse collections would be made early in the morning and here the management company or under their direction, the waste operator would wheel out the bins to the collection area prior to collection. The bins would then be returned to storage immediately afterwards. The external areas would be designed to a high quality to accommodate the movement of a large 26t refuse vehicle. The tracking of such a vehicle accessing the space is shown in Dwg TR114 attached.

Please ensure that you have attached:

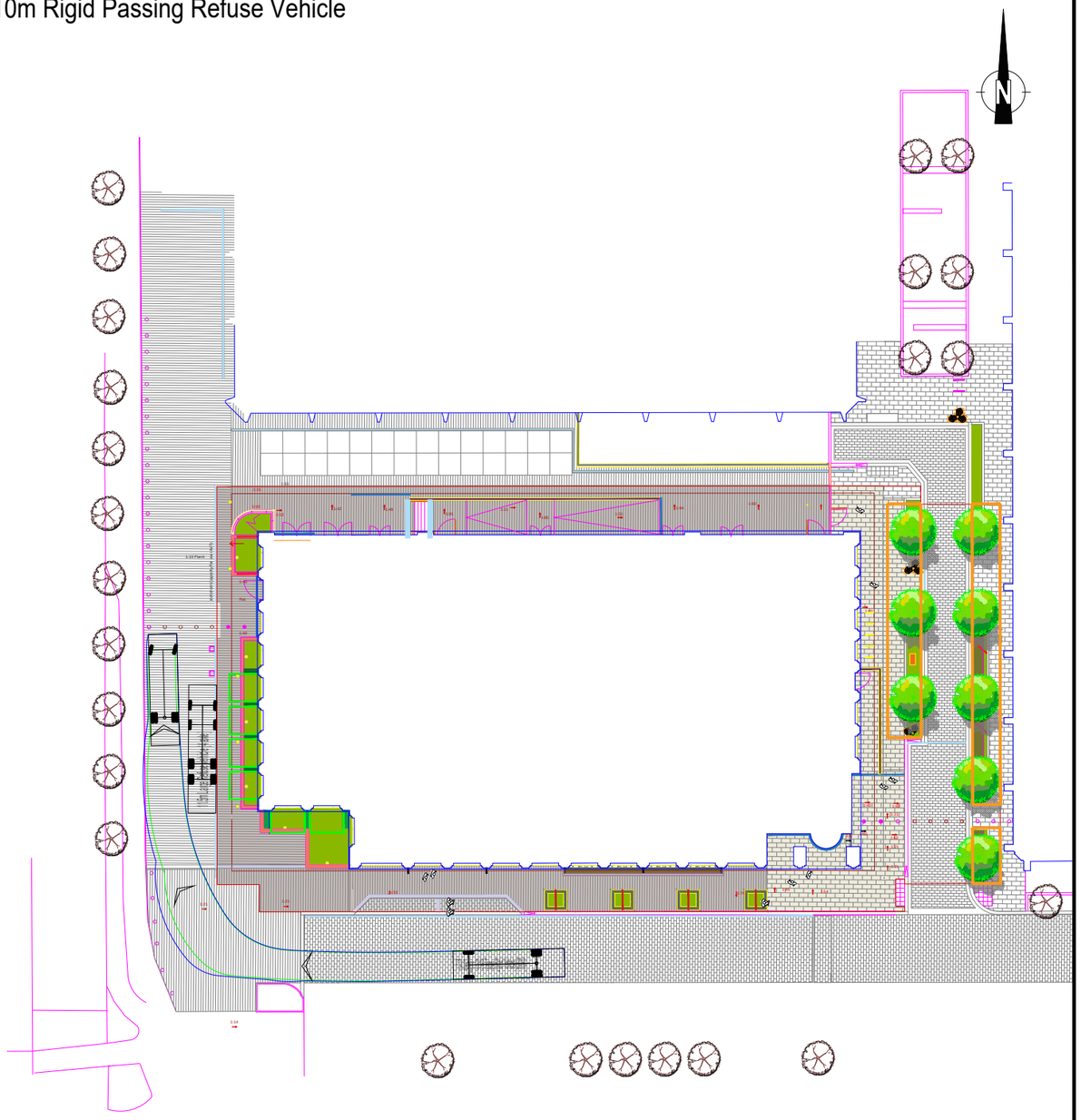
Detailed plans of bin stores	Yes
Location plans showing stores	Yes
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	Yes

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.

Access - Refuse Vehicle



10m Rigid Passing Refuse Vehicle



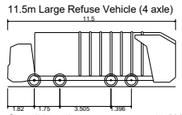
Ordnance Survey © Crown copyright 2024.
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REV.	DETAILS	DRAWN	CHECKED	DATE
A	Amendments made to swept path analysis	WD	AT	26.09.24
B	Site plan updated & amendments to tracking	CG	AT	04.10.24
C	Refuse Lorry tracking updated	CG	AT	15.10.24
D	Site Plan Update	YF	AT	12.12.24

Notes:

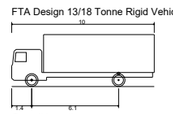
1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

11.5m Large Refuse Vehicle (4 axle)



Overall Length	11.500m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	6.00s
Wall to Wall Turning Radius	11.330m

FTA Design 13/18 Tonne Rigid Vehicle (2016)



Overall Length	10.000m
Overall Width	2.550m
Overall Body Height	3.645m
Min Body Ground Clearance	0.440m
Track Width	2.470m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	11.000m

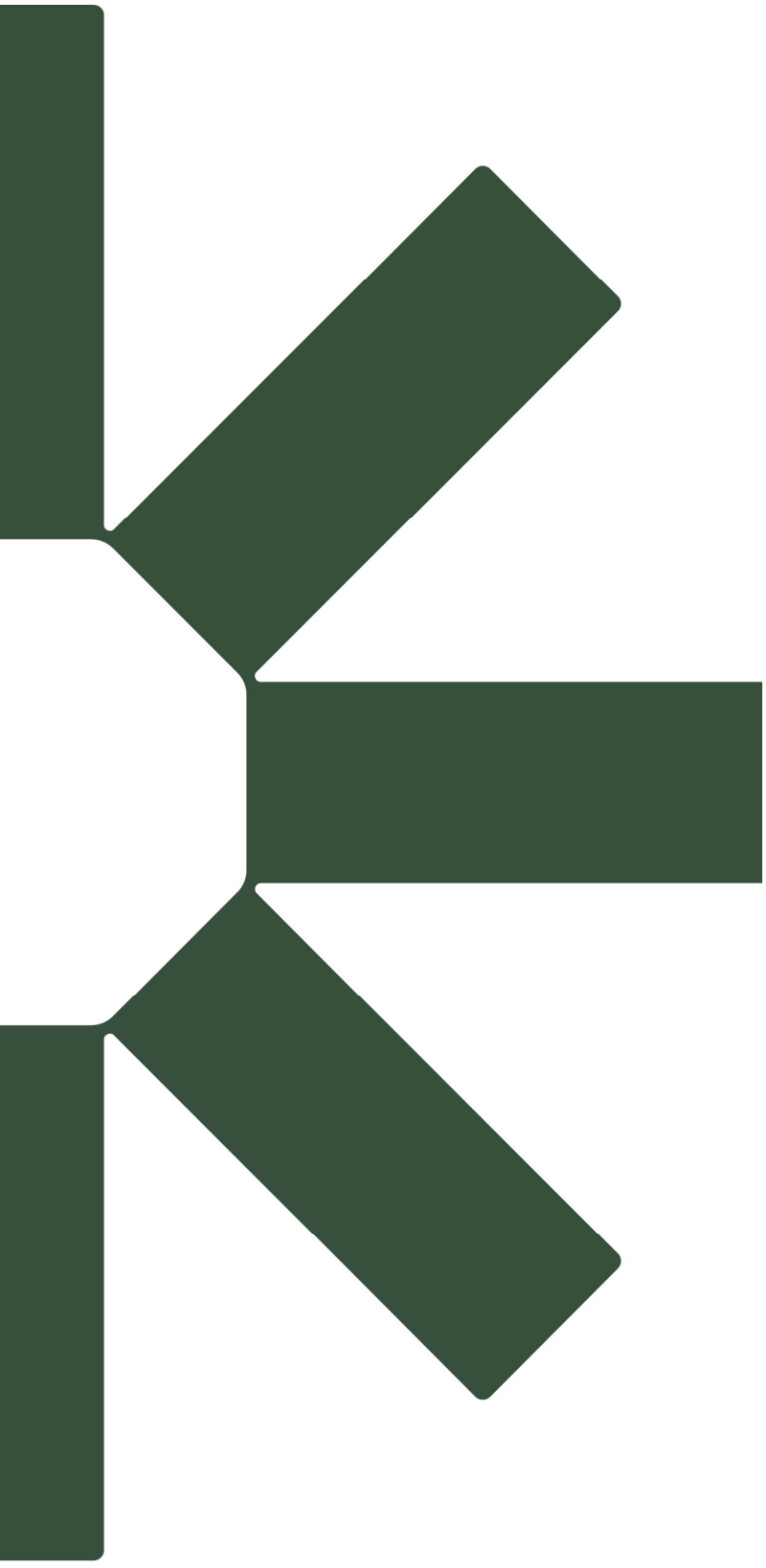
Plot 9b, First Street

VITA

Swept Path Analysis - Refuse Vehicle & 10m Rigid

SLR

DRAWN:	CHECKED:	DATE:	SCALES:	DRAWING NUMBER:	REVISION:
YF	GD / AT	12.12.24	1:500 at A3	410.065757.00001-TR114	D



Making Sustainability Happen