

Jennifer Atkinson

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

Submitted via Planning Portal (ref: PP-14357192)

30th September 2025

Dear Jennifer

**Application for the Discharge of Conditions 22a, 23a, 25, 38, 52b, 57 and 63 of
137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper
Brook Street, Manchester**

On behalf of our client, McLaren Property (UBS 1) Ltd ('the Applicant'), please find enclosed an application made to discharge Conditions 22a, 23a, 25, 38, 52b, 57 and 63 pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). The permission was granted on 29th November 2024 for the following description of development:

Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings

Material provided as part of this planning application refers **only** to the approved PBSA Building. A separate application will be submitted in respect of the approved life science building.

Condition 22a

Condition 22 states:

- a. *Prior to any above ground works, a scheme of acoustic insulation for the non residential areas (gym, commercial uses, community spaces) within the PBSA plot of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively*

- b. *Prior to the first use of those spaces within a relevant plot of the development, 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. Any measures shall thereafter retained and maintained in situ.

Cundall Johnston & Partners LLP have prepared a Noise Impact Assessment report with a view to addressing Conditions 22(a) and 23(a) of application ref. 137399/FO/2023. This report details the acoustic insulation measures for the non-residential areas proposed within the PBSA development and provides confirmation that there are no significant sources of entertainment or amplified sound proposed as part of the current scheme.

Condition 23a

Condition 23 states:

- a. *Prior to any above ground works, a scheme for acoustically insulating the proposed student accommodation (Plot C) against noise shall be submitted for approval in writing by the City Council as Local Planning Authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):*

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq G

ardens and terraces (daytime) 55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition. Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. The approved noise insulation and ventilation scheme shall be completed before the first occupation of the student accommodation plot C of the development.

- b. *Prior to the first occupation of the student accommodation within plot C, 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 with windows and purge vent doors closed. 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. Any measures shall thereafter retained and maintained in situ.*

Pursuant to condition 23(a), the enclosed Noise Impact Assessment report provides details of a scheme to acoustically insulate the proposed student accommodation (Plot C) against noise. Confirmation is also given noting that there are no nearby existing entertainment noise sources which contribute to the prevailing noise climate.

Condition 25

Condition 25 states:

Prior to any above ground works associated with Plot C 'PBSA Building' of the development hereby approved, details of the location of the waste storage and an accompanying waste management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented as part of the first use of Plot C of the and shall remain in situ whilst the use or development is in operation.

A Waste Management Strategy for the proposed development has been prepared in order to discharge Condition 25 of the approval. The Strategy sets out the location of the bin stores and the waste forecast for the scheme in accordance with Manchester City Council's Waste Storage and Collection Guidance.

Condition 38

Condition 38 states:

Prior to any above ground works, details of the location, size and specification of the accessible bedrooms for the PBSA (Plot C) (minimum of 1.2% of the PBSA accommodation) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

The proposed development is designed to be as inclusive as possible so that it can be comfortably and independently used by residents, people working in and visiting the development, and the wider community. Sheppard Robson have prepared the following plans to detail the location and specification of the proposed accessible bedrooms within the PBSA accommodation:

- MAUBS-SRA-XX-XX-RP-AR-04990 - Page 5
- MAUBS-SRA-XX-ZZ-DR-AR-20150-P05
- MAUBS-SRA-XX-ZZ-DR-AR-20151-P05
- MAUBS-SRA-XX-ZZ-DR-AR-20152-P05
- MAUBS-SRA-XX-ZZ-DR-AR-20157-P05
- MAUBS-SRA-XX-ZZ-DR-AR-70105-P05
- MAUBS-SRA-XX-ZZ-DR-AR-70106-P05
- MAUBS-SRA-XX-ZZ-DR-AR-70112-P05
- MAUBS-SRA-XX-ZZ-DR-AR-74100-P04
- MAUBS-SRA-ZZ-00-DR-AR-43700-P03
- MAUBS-SRA-ZZ-XX-DR-AR-74205-P04
- MAUBS-SRA-ZZ-XX-DR-AR-74206-P04
- MAUBS-SRA-ZZ-XX-DR-AR-74207-P03

Condition 52b

Condition 52 states:

- a. *The development hereby approved shall be carried out in accordance with the BNG Assessment Brooks Ecological received by the City Council, as Local Planning Authority, on the 3 August 2023.*
- b. *As part of each plot of the development, and prior to any above grounds works for each plot, an updated version of the Biodiversity Net Gain Assessment shall be submitted to the City Council, as*

Local Planning Authority for approval. This will provide any updates required to the document approved under part (a) of this condition to reflect the detailed design proposals contained within that plot of the development, and any subsequent updates to the ecological assumptions required to meet a minimum overall target of 10% biodiversity net gain across the site.

- c. Prior to the first use of each plot of the development agreed within part (a) of this condition, a verification report for that plot will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the minimum 10% biodiversity net gain. (*
- d. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Biodiversity Net Gain Assessment. A verification report and measures shall be agreed until such a time as Construction Phases of development comply with parts (a), (b) and (c) 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. 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.

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

- *Biodiversity Net Gain (BNG) Update: Upper Brook Street, McLaren- Prepared by Brooks Ecological*
- *The Biodiversity Metric 3.1 Calculation Tool, McLaren Site- prepared by Brooks Ecological August 2025*
- *The Biodiversity Metric 3.1 Calculation Tool, Whole Site- prepared by Brooks Ecological*

To comply with the requirements of this condition, the Applicant has submitted updated DEFRA Biodiversity Metric calculations assessing both the PBSA development plot, and the wider site, including the Sci-Tech development plot.

Condition 57

Condition 57:

Notwithstanding the Chapter 8: Wind Microclimate Wilde Analysis received by the City Council, as Local Planning Authority, on the 3 August 2023 respectively, prior to any above ground works associated with a plot of the development, full and final details of the wind mitigation measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include siting, scale and appearance of any screens, siting, scale and species of any trees, hedges and planting.

The approved details shall be implemented and be in place prior to the first use of a plot of the development and thereafter retained and maintained in situ for as long as the development remains in use.

In accordance with Condition 57, PDSVision UK Ltd have provided confirmation of the final wind mitigation measures proposed as part of this development.

Condition 63

Condition 63 states:

Notwithstanding drawing 0967-RFM-XX-00-DR-L-0001 Rev P02 received by the City Council, as Local Planning Authority, on the 3 August 2024, prior to any above ground works, details of how

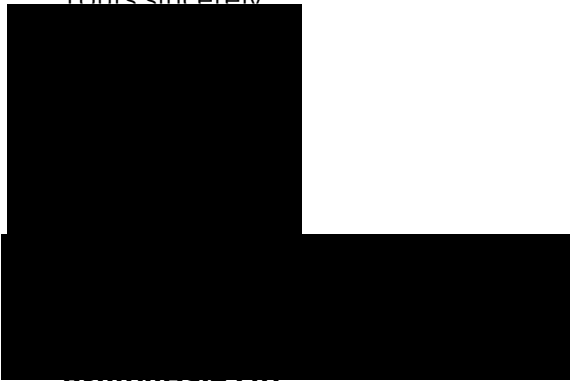
the landscaping between the ownership boundaries shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescales for completing the landscaping for both ownership boundaries including any temporary arrangements and finishes should that be necessary. The approved details shall be implemented as part of the development.

Reform Landscape Architecture have prepared details of the PBSA site boundary interface in order to discharge Condition 63.

Summary

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely

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Ashton Hale Ltd