

8 July 2025

Delivered via Planning Portal

Sue Wills
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Sue

**APPLICATION TO DISCHARGE CONDITION 21 PURSUANT TO PLANNING PERMISSION REF:
124472/FO/2019 – KINCARDINE COURT, MANCHESTER, M13 9JA**

On behalf of our client, Unite Students ('the applicant'), I am pleased to enclose an application to discharge Condition 21 pursuant to the above planning permission at Kincardine Court, Manchester.

The application has been submitted via the Planning Portal (ref. PP-14141698) and comprises the following information:

- This Covering Letter, prepared by Turley
- Completed Application Forms, prepared by Turley
- Section 278 Signal Crossing General Arrangement (dwg ref. 072071-CUR-00-ZZ-DR-D-90002- P06), prepared by Curtins
- Section 278 Signal Crossing Construction Details (dwg ref. 072071-CUR-00-ZZ-DR-D-90003- P03), prepared by Curtins
- Section 278 Construction Details (dwg ref. 072071-CUR-00-ZZ-DR-D-90001- P01), prepared by Curtins
- Notice of Sectional Completion (Issue date: 10th May 2024), prepared by K2 Consultancy Ltd

The requisite fee of £298.00 has been paid online via Planning Portal.

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Background

Full planning permission was granted by Manchester City Council ('MCC') on 06 December 2019 for the redevelopment of Kincardine Court (LPA ref. 124472/FO/2019) ("Kincardine Court Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank

Since the permission was granted, the proposed development has been subject to three Non-Material Amendment applications and a number of discharge of condition applications.

A full history of the applications post approval can be seen below.

Summary of Applications Submitted

Application Type	Condition No. (If Applicable)	Reference	Status
Non-Material Amendment		130919/NMC/2021	Approved
Non-Material Amendment		134968/NMC/2022	Approved
Non-Material Amendment		135181/NMC/2022	Approved
Discharge of Condition	3a	CDN/21/0513	Discharged
Discharge of Condition	3b	CDN/22/0561	Discharged
Discharge of Condition	4	CDN/21/0513	Refused
Discharge of Condition	4	CDN/21/0976	Discharged
Discharge of Condition	5a	CDN/21/0513	Discharged
Discharge of Condition	5b	CDN/22/0526	Discharged
Discharge of Condition	6	CDN/21/0513	Discharged
Discharge of Condition	8	CDN/21/0976	Discharged
Discharge of Condition	9	CDN/22/0422	Discharged
Discharge of Condition	10	CDN/22/0422	Discharged
Discharge of Condition	11 (Timeframe)	CDN/22/0526	Agreed
Discharge of Condition	11 (Timeframe)	CDN/24/0088	Agreed
Discharge of Condition	11	CDN/24/0407	Withdrawn
Discharge of Condition	11	CDN/24/0695	Discharged
Discharge of Condition	12a	CDN/22/0526	Discharged
Discharge of Condition	12b	CDN/22/0691	Discharged
Discharge of Condition	13	CDN/22/0691	Discharged

Discharge of Condition	15	CDN/22/0422	Discharged
Discharge of Condition	17	CDN/24/0088	Discharged
Discharge of Condition	18a	CDN/22/0422	Discharged
Discharge of Condition	18b	CDN/24/0088	Discharged
Discharge of Condition	19	CDN/22/0422	Discharged
Discharge of Condition	21a	CDN/22/0526	Discharged
Discharge of Condition	23	CDN/22/0422	Discharged
Discharge of Condition	24	CDN/22/0422	Discharged
Discharge of Condition	27	CDN/22/0422	Discharged
Discharge of Condition	26	CDN/22/0561	Discharged
Discharge of Condition	28	CDN/22/0422	Discharged

Condition 21 – Highways Works

Condition 21 (amended) states:

Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- *provision of a red/green men signalised crossing facilities at the signalised junction of Upper Brook Street/Booth Street East/Inchley Road;*
- *off site car club bay on the surrounding road network.*

The approved scheme shall be implemented and be in place prior within 6 months of the first occupation of the development hereby approved and thereafter retained and maintained in situ.

This condition was discharged (LPA ref. CDN/22/0526) on 12th October 2022 on the basis that the approved scheme would be implemented prior to first occupation. However, it is acknowledged that the subsequent Non-Material Amendment application (LPA ref. 135181/NMC/2022), which was approved on 26th October 2022, amended only the implementation timescale.

As the discharge of condition application predated the Non-Material Amendment approval, and the Non-Material Amendment did not seek to alter the substance of the previously approved scheme, condition 21 (amended via LPA ref. 135181/NMC/2022) has not been discharged. As such, this application seeks to discharge condition 21 (amended via LPA ref. 135181/NMC/2022).

For the avoidance of doubt, the enclosed drawings, prepared by Curtins, were approved via LPA ref. CDN/22/0526. The completion notice, prepared by K2 Consultancy Ltd, has also been enclosed as part of the application.

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 21 (Highways Works) pursuant to planning permission 124472/FO/2019. However, should you require any further information, please contact myself or my colleague [REDACTED]).

Yours sincerely

[REDACTED]

Melissa Lee
Assistant Planner

[REDACTED]