

2 July 2025

FAO Angela Leckie
Manchester City Council
Planning Department
PO Box 532
Town Hall
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Dear Angela

Plot 10b, First Street, Manchester- Application for Discharge of Conditions 4b, 11, 12b, 14b, 17b, 23b, and 34 for Planning Permission Reference 136170/FO/2023 (as amended by Ref.137946/NMC/2023 and 141139/NMC/2024)

Please find enclosed a Condition Discharge application submitted by House of Social Ltd, for the Discharge of Conditions 4b, 11, 12b, 14b, 17b, 23b, and 34 attached to Planning Permission 136170/FO/2023 (as amended by Ref.137946/NMC/2023), relating to the Plot 10b development in First Street, Manchester City Centre.

For clarity, the Planning Permission (Ref. 136170/FO/2023) approved the following description of development:

"Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B)."

The proposals comprise a Purpose Built Student Accommodation (PBSA) development that Deloitte submitted on behalf of House of Social 1 Ltd in March 2023 on the site in Manchester City Centre known as Plot 10b First Street. That application (Ref. 136170/FO/2023) was approved by Manchester City Council ("MCC") on 1 June 2023 at Manchester City Council's Planning and Highways Committee, with a decision notice issued on 25 July 2023 following the signing of a S106 legal agreement. The development is now under construction and the Applicant is now seeking to discharge the remaining conditions prior to the completion of the development. The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

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No.	Condition Wording	Full or Partial Discharge	Submitted Information
4b	<i>When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report 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</i> <i>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 before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</i>	Partial Discharge	House of Social, First Street Validation Report, prepared by RSK Geosciences, June 2025, Ref. 12115RO1 (00).
11	<i>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:</i> <i>(a) Verification report providing photographic evidence of construction as per design drawings;</i> <i>(b) As built construction drawings if different from design construction drawings;</i> <i>(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</i>	Full Discharge	SUDS Management and Maintenance Plan & Drainage Validation Report, prepared by RoC Consulting, June 2025, Ref. 4513-ROC-ZZ-XX-RP-C-DTN2

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	<i>arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime</i>		
12b	<i>Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before use of the gym area as shown in dwg 1172-TGA-XX-00-DR-A-95030 P05 commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the PBSA above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas. 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. 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 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.</i>	Partial Discharge	Gym Acoustic Scheme, prepared by Fisher Acoustics, June 2025, Ref. MPF/PR0679/L07.
14b	<i>Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the</i>	Partial Discharge	Acoustic Scheme Residential Verification Letter, prepared by Fisher Acoustics, May 2025, Ref. MPF/PR0679/L05.

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	<i>recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.</i>		
17b	<i>Prior to occupation 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 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.</i> <i>The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)</i>	Partial Discharge	Acoustic Scheme Foodhall Residential Verification Letter, prepared by Fisher Acoustics, June 2025, Ref. MPF/PR0679/L08
23b	<i>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 for each of (a) and (b) 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 above uses are operational.</i>	Partial Discharge	Acoustic Scheme Plant Verification Letter, prepared by Fisher Acoustics, June 2025, Ref. MPF/PR0679/L06
34	<i>The development shall be carried out in accordance with sections 4, 5 and 6 of the Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23; The development shall only be carried out in accordance with these approved details</i> <i>and within 12 months of completion, the applicant will confirm in writing to the Council</i>	Full Discharge	Secure by Design, Official Police Security Initiative Gold Award, granted to Tim Groome Architects and Renaker, June 2025.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<i>as local planning authority that the development has achieved Secure by Design accreditation</i>		

Summary

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to Discharge of Conditions 4b, 11, 12b, 14b, 17b, 23b, and 34.

Payment will be made to Manchester City Council for £383.00, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: (PP-14146153)).

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or



Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP".

Deloitte LLP