

11 April 2025

FAO Angela Leckie
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Plot 10b, First Street, Manchester- Application for Discharge of Conditions 15, 25, and 33 for Planning Permission Reference 136170/FO/2023 (as amended by Ref. 37946/NMC/2023 and 141139/NMC/2024)

Please find enclosed a Condition Discharge application submitted by House of Social Ltd, for the Discharge of Conditions 15, 25, and 33 attached to Planning Permission 136170/FO/2023 (as amended by Ref. 37946/NMC/2023 and 141139/NMC/2024), relating to the Plot 10b development in First Street, Manchester City Centre.

For clarity, the Planning Permission (Reference 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 (reference 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 Applicant is now seeking to discharge a batch of pre-occupation conditions as the construction

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continues to progress. 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

No.	Condition Wording	Full or Partial Discharge	Submitted Information
15	<i>Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each ground floor commercial unit shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.</i> <i>Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.</i>	Full Discharge	• Reco-Air Brochure, prepared by Reco-Air Manufacturing Ltd, 2025. • Reco-Air Overview, prepared by Reco-Air Manufacturing Ltd, 2025. • Reco-Air Specification, Reco-Air Manufacturing Ltd, 2025. • House of Social Manchester Kitchen Extraction Solution, Reco-Air Manufacturing Ltd, 2025. • HS-HLT-G525-PL-GRD-001D, prepared by Halton Foodservice Ltd, dated 16 January 2025. • HS-HLT-G525-PL-GRD-002D, prepared by Halton Foodservice Ltd, dated 16 January 2025. • HS-RCO-G525-Pl-Grd-001, prepared by Reco-Air Manufacturing Ltd, dated 5 February 2025. • H10 Rigid Data Sheet, prepared by Midland filtration Limited. • G4 Standard Capacity Synthetic Pleated Panel Filters, prepared by Midland filtration Limited. • CAN 9000PL, prepared by CF Industrial. • Bonded Activated Carbon Panels, prepared by SPCB UK Ltd.
25	<i>Prior to implementation of any proposed lighting scheme (including on the roof terrace and external areas) details of the scheme including a report to demonstrate that the proposed lighting</i>	Full Discharge	• Exterior Lighting Layout, prepared by Artin Light Ltd, dated 16 January 2025 (Ref. 201922-HOS-EXT LIGHTING-

	<i>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.</i>		1001). • Exterior Lighting Layout-Photometric Levels, dated 22 February 2025 (Ref. 201922-HOS-EXT LIGHTING-1002). • House of Social Exterior Lighting Specification, prepared by Artin Light Ltd, dated 27 February 2024 (Ref. 201922-SCH-1001). • Circuit Schedule, prepared by Artin Light Ltd, dated 16 January 2025 (Ref. 201922 - SCH - EXT – 1004). • Exterior Lighting Design, prepared by Artin Light Ltd, dated 26 February 2024.
33	<i>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 for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:</i> <i>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 office accommodation and thereafter retained and maintained in situ.</i>	Full Discharge	• Hardworks, prepared by Planit I.E. Limited, dated 2 September 2022, (drawing number. EX-PTE-G700-PI-Grd-1000). • Edging Plan, prepared by Planit I.E. Limited, dated 2 September 2022, (drawing number EX-PTE-G700-PI-Grd-1001). • Hardworks Material Photo Sample Sheets, prepared by Planit I.E. Limited, dated 28 February 2025, (Ref. EX-PTE-G710-Sa-Grd-0001).

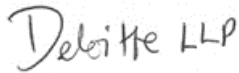
Summary

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 15, 25 and 33.

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-13915713).

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 Ellen Sanderson-Clark on 0113 292 1119 (esandersonclark@deloitte.co.uk) and Tom Farrington on 07900769476 (tfarrington@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP