

THE COUNCIL OF THE CITY OF MANCHESTER

- and -

JADEBRICKS (CHARLES STREET) LTD

AGREEMENT

**pursuant to section 106 of the Town and
Country Planning Act 1990 (as amended)
relating to land on the south west side of
Bracken House, Charles Street, Manchester (M1 7BD)**

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

L/JGH/PLA001/84063

THIS AGREEMENT is made the 31ST day of JULY 2024

BETWEEN

- (1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester, M60 2LA (the "Council")
- (2) **JADEBRICKS (CHARLES STREET) LTD** (incorporated in England and Wales with Co Regn No 15009955) whose registered office is at Unit 5, Elstree Gate, Elstree Way, Borehamwood WD6 1JD (the "Owner")

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 the obligations hereby created are enforceable. The Development will be carried out on the Site. The Site is situated within the Administrative Boundaries of Manchester and this planning obligation is enforceable by the Council.
- B The Owner is the freehold owner of the part of the Site registered at the Land Registry with Title Absolute under Title Number GM789981 together with but subject to all matters contained or referred to in the Title Register thereunder.
- C The Application was submitted 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.
- D 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.
- E 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.
- F The Council has recognised the difficulty faced by lower income groups in Full Time Higher Education at a Manchester Higher Education Institution 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.
- G The Council is satisfied that the obligations in this Agreement are,
 - (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.

AGREED TERMS

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,

“Administrative Boundaries of Manchester” all the wards that together comprise the city of Manchester,

“Agreement” shall mean this agreement,

“Application” the application to which the Council gave the reference 138808/FO/2023 for planning permission for the erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works,

“Architect” means SimpsonHaugh of 4, Riverside, 4 Riverside, Commercial St, Manchester M15 4RQ,

“Best Endeavours” means that it is agreed by the parties hereto that where the Owner is under such an obligation they 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 of a competent and commercially prudent commercial developer in the context of the Development and of a competent and commercially prudent landowner in the context of the Development,

“Chartered Surveyor” a professional expert surveyor who is a Chartered Member of the Royal Institute of Chartered Surveyors with a minimum of ten (10) years post-qualification experience,

“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 the 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 (and includes certificates of sectional completion in the event that completion takes place in sections) for the purposes of the Building Act 1984 and the Building Regulations 2010 or any amendment or replacement of the same and **“Completed”** and **“Completion”** shall be construed accordingly,

“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 pursuant to the Planning Permission as specified in the Application,

“Discounted Student Accommodation” means accommodation that is made available to Eligible Students at a discounted rent level set in accordance with the Discounted Student Accommodation Statement,

“Discounted Student Accommodation Statement” the written statement detailing the provision of the Discounted Student Accommodation at Schedule 5 (as may be varied in accordance with the terms for variations at Schedule 5),

“Discounted Student Accommodation Unit” means a Student Accommodation Unit that is also 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 (in the event the Maintenance Loan ceases to be available) such other affordability criteria as the Council and the Owner agree,

“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 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” a means tested loan provided by the Government to students under the provisions of the Education (Student Support) Regulations 2011 to assist with living costs while studying and any successor loan scheme,

“Management Fee” shall mean 15% of the Application fee which equates to £5,004 75 (five thousand and four pounds and seventy-five pence) to be used for the purpose of monitoring and reporting on the delivery of this Agreement and the Planning Obligations contained herein,

“Manchester Higher Education Institution” means a university or college or equivalent institution offering a Full Time Higher Education Course in 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 had each acted knowledgeably, prudently and without compulsion,

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

“Market Student Accommodation Unit” means a Student Accommodation Unit that is also Market Student Accommodation and “Market Student Accommodation Units” shall be construed accordingly,

“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 Dwellings 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,

“Planning Obligations” shall mean the obligations of the Owner specified in the Schedules,

“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,

“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,

“Student Accommodation Unit” a unit of sleeping 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,

“Waste Management Strategy” means the strategy for managing waste at the Development annexed to this Agreement at Annex 1 as may be amended or replaced by the Owner from time to time provided that such amendments or replacement are first approved by the Council in writing,

“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 include the successors in title of that party In addition, references to the Council 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 PLANNING OBLIGATION

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

3 1 This Agreement is conditional upon the grant of the Planning Permission and Commencement of Development save for the provisions of this clause and Clauses 9, 11, 15, 17 and 18 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 or on behalf of either of 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

5 1 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 its part contained in this Agreement including those obligations set out in Schedule 3 and hereby agrees that the Site shall *be permanently subject to the obligations, restrictions and provisions specified herein, such obligations being* planning obligations for the purpose of section 106 of the Act unless and until the same are discharged pursuant to section 106A 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 or Chartered Surveyor 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 within thirty (30) days of one party serving notice on the other calling for the appointment of an Expert or Chartered Surveyor, then an Expert or Chartered

Surveyor (as the case may be) shall be appointed on the application of either party to either the President for the time being of the Royal Town Planning Institute or the Royal Institution of Chartered Surveyors as applicable

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 or Chartered Surveyor (and not to an arbitrator) whose decision shall be final and binding (save for manifest error or fraud) 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 or Chartered Surveyor representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert or Chartered Surveyor 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 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 agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interest 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/or 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 relevant part of the Site) 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 and/or non observance be remedied after that person has parted with its interest in the Site (or relevant part of the Site)

9.3 If there is a mortgagee or chargeholder in relation to the Site (or part of the Site) then the obligations under this Agreement shall not be enforceable against the mortgagee or chargeholder except in the circumstances where the mortgagee or chargeholder becomes mortgagee in possession of the Site (or part of the Site) in which case the obligations can be enforced against the mortgagee or chargeholder as mortgagee in possession insofar as the obligations relate to that part of the Site in which they are mortgagee in possession

10 COUNCIL'S CONSENT OR APPROVAL

10.1 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

10.2 Where variations or modifications are expressed in this Agreement to be subject to approval or agreement in

writing that need not require a deed of modification under section 106A of the Act

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 thereon and thereafter cancel all related entries and relevant notices in the register of local land charges

11 3 The costs of registration and cancellation pursuant to clauses 11 1 and 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 City Solicitor at the Council's address first above written,

14 1 2 to the Owner respectively at its last known address

15 FEES

15 1 The Owner shall pay forthwith to the Council its legal fees reasonably and properly incurred in preparation of this Agreement

15 2 Receipt by the Council of the payment of such sum shall not create any lawyer-client type contractual relationship between the Council and the Owner nor absolve the Owner from any liability or obligation imposed upon them by the terms of this Agreement or by statute or at common law

15 3 The Owner shall on the date hereof pay to the Council the Management Fee

16 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

17 JURISDICTION

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

18 COMPLETION

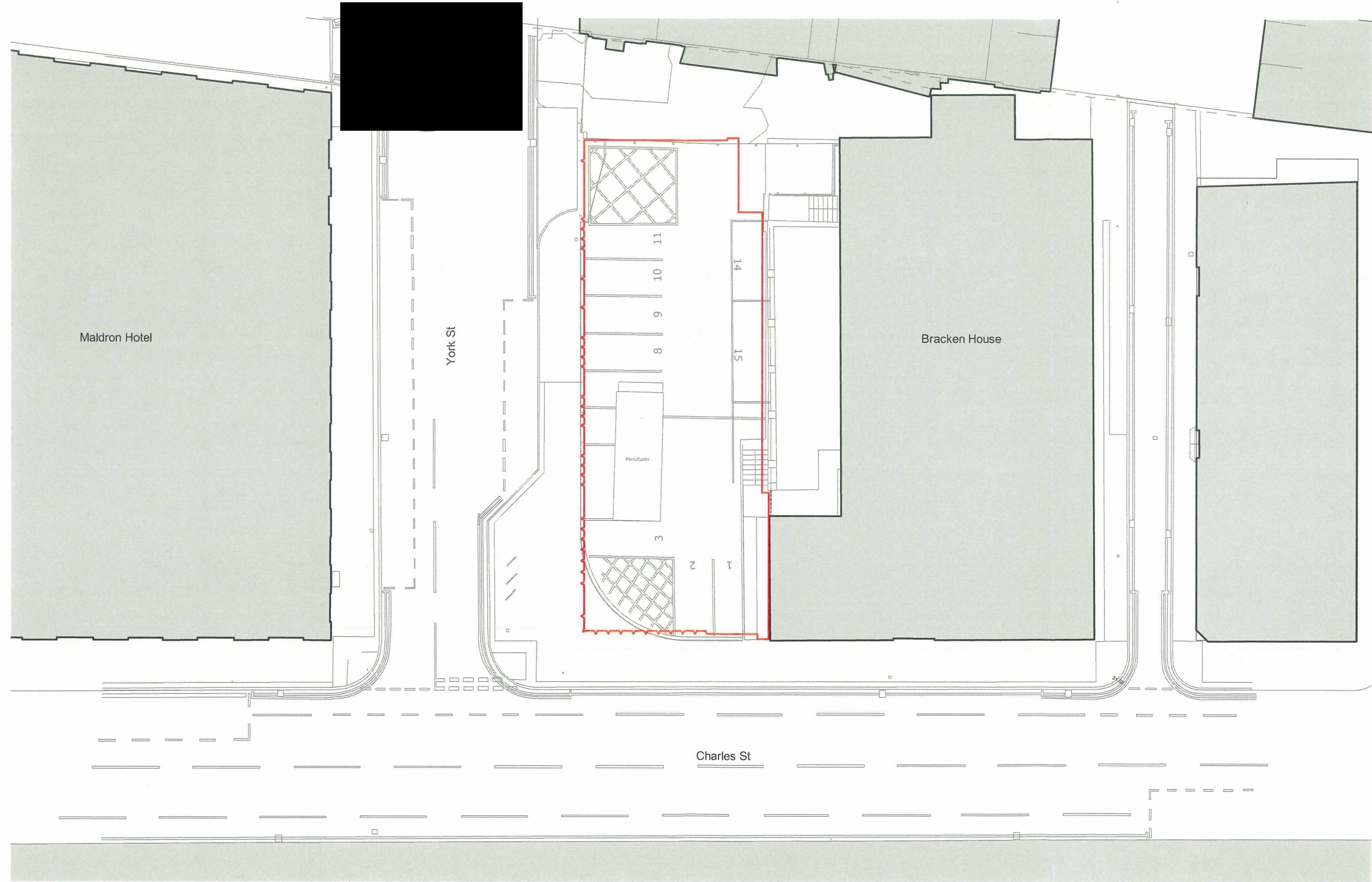
The provisions of this Agreement (other than this clause which shall be of immediate effect) shall be of no effect until this Agreement has been dated

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

SCHEDULE 1

The Site

Land on the south west side of Bracken House, Charles Street, Manchester (M1 7BD) and shown for the purposes of identification only edged red on the Plan



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on
site by contractor.
Contractor to report any
dimensional discrepancies,
errors or omissions prior to
commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED
DIMENSIONS ONLY.
DRAWING TO BE READ IN CONJUNCTION WITH SHP
SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL
TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES
AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE
SPECIFIED PERFORMANCE CRITERIA.

NORTH

Rev	Date	Description
P01	2024-06-18	FIRST ISSUE

Project Title
Charles Street
Manchester

Status
FOR INFORMATION

Drawing Title
Site Wide
Existing Plan - Section 106
Ground Level

Project No
10489

Scale
1 : 200 @ A3

SHP Drawing Code
10489-SHP-Z0-A-G100-XP-00-001

Revision
P01

simpsonhaugh

Manchester
+44 (0)161 835 2345

London
+44 (0)20 7549 4000

SCHEDULE 2

Draft Planning Permission

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Mike Bathurst
Jadebricks (Charles Street) Limited
38 Berkeley Square
London
W1J 5AE

Agent (if used)

Miss Rebecca Boston
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works

Location Car Park At Junction Of Charles Street And York Street, Manchester

Date of application 18 December 2023

Application number 138808/FO/2023

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 10489-SHP-ZZ-A-B5D8-G100-XP-00-002 P01 Existing Site Plan, 10489-SHP-ZZ-A-B5D8-G100-XP-00-001 P01 Site Location Plan all stamped as received on 14-12-23,

(b) Dwg 10489-SHP-ZZ-A-B5D8-JC20-XP-XX-001 P01- Demolition Plan all stamped as received on 14-12-23,

(c) Dwgs 10489-SHP-ZZ-A-B5D8-G200-PL-00-001 P02, 10489-SHP-ZZ-A-B5D8-G200-PL-01-001 P02, 10489-SHP-ZZ-A-B5D8-G200-PL-02-001 P02, 10489-SHP-ZZ-A-B5D8-G200-PL-TY-001 P02, 10489-SHP-ZZ-A-B5D8-G200-PL-TY-002 P02, 10489-SHP-ZZ-A-B5D8-G200-PL-RF-001 P02 and 10489-SHP-ZZ-A-B5D8-G200-PL-RF-002 P02 all stamped as received on 14-12-23,

(d) Dwgs 10489-SHP-ZZ-A-B5D8-G200-EL-EW-001 P01, 10489-SHP-ZZ-A-B5D8-G200-EL-ES-001 P01, 10489-SHP-ZZ-A-B5D8-G200-EL-EN-001 P01, 10489-SHP-ZZ-A-B5D8-G200-EL-EW-001 P02, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-005 P01, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-004 P01, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-008 P01, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-003 P01, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-006 P01, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-007 P01, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-001 P01, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-002 P01, 10489-SHP-ZZ-A-B5D8-G251-DE-XX-009 P02, 10489-SHP-ZZ-A-B5D8-G200-SE-BB-001 P01 and 10489-SHP-ZZ-A-B5D8-G200-SE-AA-001 P01 all stamped as received on 14-12-23,

(e) 10489-SHP-ZZ-A-B5D8-F900-SC-XX-001 P01 -PLANNING ACCOMMODATION SCHEDULE by Simpsonhaugh stamped as received on 14-12-23

(f) Charles Street Student Accommodation Embodied Carbon and Circular Economy Statement Version V2 0 Dated 07/12/2023 by Caldwell stamped as received on 14-12-23

(g) Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment, Phase II Contaminated Land Risk Assessment Charles Street, Manchester and Ground Gas Risk Assessment, Charles Street, Manchester all by Goeassit Ltd

(h) Charles Street Logistics Strategy by Domis, Construction Noise and Vibration Assessment 7 December 2023 by Hann Tucker Associates, Charles Street PBSA Development - Manchester Construction Environmental Management Plan 28th February 2024 Revision 4 by Domis and Dust Management Plan Dated 1st March 2024 Revision 2,

(i) Flood Risk Assessment and Drainage Strategy 1983-CS-DP2-A180-RP-XX-9041 Rev P05, Flood Risk Assessment Addendum Report 1983-CS-DP2-A180-RP-XX-9043, Revision P03 - Flood displacement and compensatory storage Project No 1984 Prepared by DP Squared Ltd Dated 13th February 2024

(j) Outline Student Management Plan by true Manchester

(k) Environmental Noise Survey and Noise Impact Assessment Report 31020/NIA1 12 December 2023 by Hann Tucker and Approved Document O report, Overheating risk in residential buildings, for Charles Street PBSA Manchester by IES 01-12-2023 09

(l) Local Labour Construction Proposal and Reporting Template stamped as received on 08-01-24,

(n) Charles Street Energy and Sustainability Statement Version V2 0, Dated 07/12/2023 by the Caldwell Group and BREEAM Pre-Assessment Report by bpp Energy stamped as received on 14-12-23,

(o) Charles Street Interim Travel Plan by Curtins Revision P03 Dated 12 December 2023,

(p) Charles Street, Television and Radio Reception Impact Assessment by GTech stamped as received on 14-12-23 ,

(q)Transport Statement by Curtins Revision P03, dated 12 December 2023

(r)Crime Impact Statement Version A 06 12 23 stamped as received on 14-12-23,

(s) Air quality mitigation shall be implemented in accordance with Environmental Statement Volume 2 Appendix 5 1 Construction Dust Assessment and Dust Management Plan dated 1st March 2024 Revision 2

(t) Section 4 of the Design and Access Statement Prepared by Simpsonhaugh DECEMBER 2023 stamped as received on 14-12-23;

(t) Ventilation Design Strategy Charles St Student Accommodation Rev C 04-12-2023 by Cauldwell stamped as received on 14-12-23

(u) WIND MICROCLIMATE ASSESSMENT REPORT Charles Street, Manchester by GIA stamped as received on 14-12-23,

(v) Preliminary Ecological Appraisal Report, Charles Street, Manchester, Reference 81-566-R1-2 dated December 2023 by e3p stamped as received on 14-12-23,

(w) Socio-economic Regeneration Impact Statement December 2023 (Revised February 2024)

(x) Train Induced Vibration Assessment, Report 31020/VAR1 5 December 2023 by Hann Tucker stamped as received on 14-12-23,

(y) Townscape and Visual Impact Appraisal Charles Street, Manchester by Turley stamped as received on 14-12-23,

(z)Heritage Statement Manchester by Turley stamped as received on 14-12-23,

(aa) Fire Statement - Charles Street by OFR stamped as received on 14-12-23,

(bb) Archaeological Desk Based Assessment by Oxford Archaeology stamped as received on 14-12-23,

(cc) Broadband Connectivity Assessment by Gtech stamped as received on 14-12-23,

(dd) Student Move in / Move Out Strategy (prepared by Curtins),

(ee) ES Volume 1 Main Text

1 Introduction 2 EIA Methodology and Consideration of Alternatives 3 Site Context 4 Development Specification, 5 Air Quality Screening Evaluation, 7 Daylight, Sunlight and Overshadowing, Daylight, Sunlight and Overshadowing, 6 Human Health, 7 Assessment of 1 Cumulative Effects

(ff) ES Volume 2 List of Appendices

(gg) ES Volume 3 -Non Technical Summary

all stamped as received on 14-12-23

Reason - To ensure that the development is carried out in accordance with the approved plans Pursuant to Core Strategy SP1, CC3, H1, H8, H12, 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 DC18 1, 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 measures set out within the Charles Street Student Accommodation

Embodied Carbon and Circular Economy Statement Version V2 0 Dated 07/12/2023 by Caldwell stamped as received on 14-12-23

(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) The development shall be implemented in accordance with the Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment Phase II Contaminated Land Risk Assessment Charles Street, Manchester and Ground Gas Risk Assessment, Charles Street, Manchester all by Goeassit Ltd

b) 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

(c) 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

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) Notwithstanding the Charles Street Logistics Strategy by Domis, Construction Noise and Vibration Assessment 7 December 2023 by Hann Tucker Associates, Charles Street PBSA Development - Manchester Construction Environmental Management Plan 28th February 2024 Revision 4 by Domis and Dust Management Plan dated 1st March 2024 Revision 2 by Domis

no development shall take place until a detailed construction management plan, dust management plan and Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority to include the following details

- * 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, and
- * Sheeting over of construction vehicles
- * The response to noise exceedances and final details of the construction acoustic screens (and dust netting)
- * Details on the completion of monitoring to establish existing background dust levels, and the dust limit level to be maintained through the construction period

- * Details on the implementation of the dust monitoring alarms, and the approach to notifications and responses to the alarms
- * Dust monitoring data will be made available to MCC on request

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 and dust management plan.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

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)

6) Prior to commencement of development, an assessment of the internal noise monitoring of the Paintpots Nursery will be completed. An internal noise limit during construction will be agreed with the City Council as Local Planning Authority. The assessment will also include any additional mitigation measures that may be required to be implemented to achieve the agreed internal noise levels.

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) Prior to commencement of development a method statement and risk assessment in relation to the safe and ongoing operation of adjacent railway infrastructure during construction and operation, must be submitted to and approved in writing by the City Council as local planning authority.

Reason - to ensure that the construction and subsequent maintenance of the proposal can be carried out without adversely affecting the safety, operational needs or integrity of the railway pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012)

8) Prior to the commencement of development a programme for submission of final details of the following 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:

(a) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of bat boxes and bricks, bird boxes and appropriate planting, and

(b) Details of the blue roof at level 09 and green sedum roofs at level 9 and on the roof,

relevant details shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme submitted and approved 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) Prior to occupation of the development an investigation of opportunities to plant street trees within the pavements on Charles Street and York Street including details of overall numbers, size, species and planting specification fully evidencing any constraints to planting and details of on going maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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 - pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

10) Before any use of part of the amenity areas as shown in dwgs 0489-SHP-ZZ-A-B5D8-G200-PL-01-001 P02 and 10489-SHP-ZZ-A-B5D8-G200-PL-02-001 P02 as a gym commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from these areas 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 any use of an area as a 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.

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

11) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a '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

12) Notwithstanding the details as set out within condition 2 (i) Flood Risk Assessment and Drainage Strategy 1983-CS-DP2-A180-RP-XX-9041 Rev P05, Flood Risk Assessment Addendum Report 1983-CS-DP2-A180-RP-XX-9043, Revision P03 - Flood displacement and compensatory storage. Project No 1984 Prepared by DP Squared Ltd Dated 13th February 2024

No development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority

In order to avoid/dischage the above drainage condition the following additional information has to be provided

- o For proposed flows <5l/s, a blockage risk assessment is required to demonstrate how blockage risk will be managed

- o 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 the new connection point will suffice

- o A finalised drainage layout showing all components, outfalls, levels, easements, connectivity and site boundary. This layout must be supported by evidence of feasibility including survey to confirm suitable outfall, clash checks and evidence of private or adoptable network

- o Detail of requirements due to proximity to railway line including any easements

- o Confirmation the building will be designed to accommodate blue roof loading
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building,
- o Hydraulic calculation of the proposed drainage system,
- o Construction details of flow control and SuDS element

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)

13) 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

- o Verification report providing photographic evidence of construction as per design drawings,
- o As built construction drawings,
- o 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

14) Notwithstanding the submitted Outline Student Management Plan by true Manchester and Student Move in / Move Out Strategy (prepared by Curtins), prior to the use commencing final details of

(a) Student Move in / Move Out Strategy which shall liaison with adjacent residents and businesses to ensure that they are aware of likely periods for these activities and a management plan to minimise disruption to those businesses, and

shall be submitted and approved in writing 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

15) Notwithstanding the details within the Environmental Noise Survey and Noise Impact Assessment Report 31020/NIA1 12 December 2023 by Hann Tucker and Approved Document O report, Overheating risk in residential buildings, for Charles Street PBSA Manchester by IES 01-12-2023 09 and Train Induced Vibration Assessment, Report 31020/VAR1 5 December 2023 by Hann Tucker

a) Prior to above ground works an Addendum Report to finalise the details of the scheme for acoustically insulating the proposed residential accommodation against noise from the nearby road network and any nearby commercial premises shall be submitted to and approved 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.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

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 with windows closed:

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

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.

Due to the proximity of the development to the elevated railway line it shall be necessary 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.

The approved noise insulation scheme and vibration mitigation measures shall be completed before any of the dwelling units are occupied.

b) 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 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.

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

16) The approved development shall be carried out in accordance with approved flood risk assessment reporting (183-CS-DP2-A180-RP-XX-9041 Rev P06 and 1983-CS-DP2- A180-RP-XX-9043 Rev P03) and the following mitigation measures detailed within

- o Compensatory storage shall be provided in accordance with the report 1983-CSDP2-A180-RP-XX-9043 Rev P03 Flood displacement and compensatory storage

- o Finished floor levels shall be set no lower than 31 900 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation of the development. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. Any changes to intended mitigation measures will require the written consent of the local planning authority.

Reason - In accordance with paragraph 173 of the National Planning Policy Framework (NPPF) To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water

is provided and as pursuant to Core Strategy Policies EN08 and EN14

17) (a) The development shall be implemented in accordance with the Local Labour Construction Proposal and Reporting Template stamped as received on 08-01-24

(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) Prior to occupation of the PBSA a scheme for the acoustic insulation of any plant including 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

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 above uses are 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 Charles Street Energy and Sustainability Statement Version V2 0, Dated 07/12/2023 by the Caldwell Group

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 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 Charles Street Interim Travel Plan by Curtins Revision P03 Dated 12 December 2023

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,
- iv) measures to identify and promote walking routes connecting Circle Square, The Civic Quarter, ID Manchester, the Corridor and Universities and the City Centre, and
- vii) monitoring of the Delivery Management Strategy and any required improvements

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 Charles Street, Television and Radio Reception Impact Assessment by GTech stamped as received on 14-12-23 within one month of the practical completion of the development or before the residential element of the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy

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 and shall be carried out in accordance with the Transport Statement by Curtins Revision P03, dated 12 December 2023

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)

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

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

26) 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

27) 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

(a) Details of the service layby and disabled parking space (noting the Highways comments supplied during the processing of this application in relation to costs for the loss of parking spaces),

(b) Any modifications / improvements to the public highway or footpath and evidence of associated S278 agreement, and

(c) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries, and

(d) Evidence of the agreed amendments to TRO's associated with the above,

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)

28) The development shall be carried out in accordance with sections 3, 4, 5 and 6 of the Crime Impact Statement Version A 06 12 23 stamped as received on 14-12-23,

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

29) No doors (other than those designated as fire exits, access to the cycle store and ground floor bin store shown on Dwg 10489-SHP-ZZ-A-B5D8-G200-PL-00-001 P02 stamped as received on 14-12-23 shall open outwards onto adjacent public highway

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

30) The 28 cycle parking spaces shall be fully implemented as shown in dwg 10489-SHP-ZZ-A-B5D8-G200-PL-00-001 P02 stamped as received on 14-12-23, The development shall not be occupied unless and until the above cycle parking spaces 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)

31) 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 19 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 policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012)

32) The proposed amenity spaces hereby approved as shown in dwgs 10489-SHP-ZZ-A-B5D8-G200-PL-01-001 P02 and 10489-SHP-ZZ-A-B5D8-G200-PL-02-001 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

33) Before any part of the development hereby approved is first occupied final details of the arrangements for waste storage and management arrangements shall be submitted and approved in writing by the City Council as Local Planning Authority

This should include details of final arrangements in relation to both refuse collection This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/ unloading

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

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy

34) Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that foul and surface water 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 Section 15 and Core Strategy policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)

35) In 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 - Charles Street Revision. R03 by OFR stamped as received on 14-12-23

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

36) 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

37) Accessible rooms shall be carried out in accordance with the Design and Access Statement Prepared by Simpsonhaugh. DECEMBER 2023 stamped as received on 14-12-23

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)

38) 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, with only foul drainage connected into the foul sewer, 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 hotel first commences

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)

39) No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from

construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason - In the interest of public health and to ensure protection of the public water supply pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)

40) Prior to occupation of the development final details of the artwork to the elevation facing the nursery play area shall then be submitted to and agreed in writing by the City Council as Local Planning Authority and the approved scheme fully implemented prior to occupation of any of the approved PBSA accommodation.

Reason - To ensure that a satisfactory interface with the adjacent play area that respects the character and visual amenities of the users of that space in accordance with Core Strategy Policies SP1 and DM1

41) Prior to commencement of development, advertisements for the adjacent Nursery and MOT garage will be displayed on the site hoardings and shall remain in situ until the development is complete and the hoardings removed.

Reason - In the interests of reducing disruption to adjacent businesses pursuant to Core Strategy policy SP1

42) Before development commences a report assessing the potential impact of glint and glare on the adjacent railway in accordance with the guidance document GEGN8634 Guidance on Maintenance of Signal and Operational Sign Visibility and details of any necessary mitigation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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)

43) 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

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.

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.

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/building-over-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>

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

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

Nesting birds No works to trees or shrubs shall occur between the 1 st March and 31 st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out

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 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 noisier 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)

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](http://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 or 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 COVENANTS

The Owner hereby covenants with the Council as follows

- 1 To notify the Council in writing within 5 (five) Working Days of Commencement of Development,
- 2 To carry out and manage the Development in accordance with the Discounted Student Accommodation Statement
- 3 To use Best Endeavours to continue to employ the Architect as the lead architect throughout the construction period until Completion 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

Should the Architect not be appointed or continue to be appointed in accordance with paragraph 3 above the Owner shall immediately notify the Council of this fact and shall use Best Endeavours to appoint a replacement architect of a similar calibre and reputation as soon as reasonably practicable and shall notify the Council of the identity of the replacement architect immediately thereafter

- 4 To implement the Waste Management Strategy prior to first Occupation of the Development 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

SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner as follows

- 1 To issue the Planning Permission within two (2) Working Days of the date hereof

SCHEDULE 5

THE DISCOUNTED STUDENT ACCOMMODATION STATEMENT

This statement has been prepared in support of the development of land on the south west side of Bracken House, Charles Street, Manchester (M1 7BD) 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 includes details of

- i the provisions governing the tenure, unit mix and location of the Discounted Student Accommodation Units, which shall consist of not less than 20% (twenty per cent) of the total number of Student Accommodation Units constructed on the Site and of each Student Accommodation Unit type,
- ii the arrangements for the management of the Discounted Student Accommodation Units,
- 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 Units, and
- iv the occupancy criteria to be used for determining the identity of occupiers of the Discounted Student Accommodation Units 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 initial scheme comprises of the following tenure and unit mix,

Tenure	Units
Discounted Student Accommodation	21 units in total (being 20% of the total number of Student Accommodation Units to be constructed on the Site (see further below for the unit type / unit mix))
Unit Type / Unit mix	Number of Unit type
Standard Studios (86)	16
Large Studios (18)	4
Accessible Studios (6)	1

The Owner shall notify the Council at the beginning of each academic year 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 and the rent shall include all utility bills and use of the on-site gymnasium and amenity spaces

- ii The Owner will be responsible to the Council under this Agreement for the management, control,

- future lettings and maintenance of the Discounted Student Accommodation Units. Nothing in this paragraph ii prevents or restricts the Owner from entering into operational management and maintenance arrangements with a third party (which might include a higher education institution) or enter into nomination arrangements with a higher education institution
- 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
 - iv In terms of affordability the following applies
 - Rent levels for the Discounted Student Accommodation Units will be set at a level of no more than 80% (eighty per cent) of rent level of the equivalent Market Student Accommodation Units
 - v The Discounted Student Accommodation Units shall be available to Eligible Students
 - vi The Owner shall provide a monitoring statement to the Council upon request and on an annual basis regarding the Discounted Student Accommodation in a form to be agreed between the parties which shall set out -
 - a) the approach to letting the Discounted 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
 - vii The Council and the Owner acknowledge and declare that the Owner may manage its Student Accommodation Units in a way that Market Student Accommodation Units may switch to Discounted Student Accommodation and vice versa as vacancies and nominations require PROVIDED THAT the minimum number of Discounted Student Accommodation Units and the unit mix is maintained at all times

Annex 1

Waste Management Strategy

7.0 Waste Management Strategy

7.1 Introduction

- 7.1.1 This section of the TS has been prepared to consider the potential refuse and recyclable waste volumes of the proposed development, including organic waste. This section also provides details of the collection arrangements.

7.2 Waste Management Policy

- 7.2.1 Manchester City Council has recently issued an update on their local waste management guidance 'GD 04 Waste Storage and Collection Guidance for New Developments Version: 7.00' in September 2023, which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 7.2.2 The note states that all planning applications for new developments and conversions must include a WMS that includes:
- An estimated storage area for the waste produced by the development;
 - Details of internal and external stores for both waste and recycling; and
 - Location of the proposed collection point and details of the route the collection will take.
- 7.2.3 The following sections provide additional information on each of the above points whilst the pro forma document, contained at the rear of the guidance note, is included as **Appendix B**. This guidance has also been used to forecast the likely space required for waste and recycling containers.

7.3 Waste Forecasting

- 7.3.1 MCC's GD04 Version 7.00 document provides advice on student accommodation schemes. The document considers that every fortnight each room will generate 55 litres of general waste, plus at least 22 litres of pulvable recycling and at least 22 litres for comingled recycling. Food waste is based on 5 litres per room. This totals 104 litres per bedroom every two weeks, which equates to 52l per room per week.
- 7.3.2 Based on the requirements summarised above, **Table 7.1** forecasts the weekly waste volume generated by the proposed development:

Student Accommodation Use	
Waste Stream	Waste Volume (107 beds)
Non-recyclable Waste (Black bin)	2,942.5 l
Paper, cardboard, and carton Recycling (Blue bin)	1,177 l
Plastic, glass, tins, and cans recycling (Brown bin)	1,177 l
Organic Recycling (Green bin)	267.5 l
Proposed Development Total	5,564 l

Table 7.1 – Development Weekly Waste Volume Forecast

7.4 Waste Management Strategy

- 7.4.1 Given the potential volumes involved for the uses of the proposed development, the most suitable containers for the general waste and recycling streams would be 1,100 l Eurobins for the three main streams and 240l bin for organic recycling.
- 7.4.2 Bin collections will be undertaken by a private company, and the frequency has been calculated to be two-times-a-week for robustness. However, this will be updated following occupation and based on actual waste volumes.
- 7.4.3 Based on the waste collection frequencies summarised above and the estimated waste volumes on **Table 7.1**, the development will be provided with 4 x 1,100l Eurobins and 1 x 240l bin, distributed as follows:
- Non-recyclable Waste: 2 x 1,100l bins;
 - Paper, cardboard, and carton Recycling: 1 x 1,100l bin;
 - Plastic, glass, tins, and cans recycling: 1 x 1,100l bin; and
 - Organic Recycling: 1 x 240l bin.
- 7.4.4 The waste storage room is conveniently located at ground floor and has been sized to accommodate and operate the number of bins required. The waste storage areas will be well lit and ventilated, including access to a water feed. The floor will comprise an easily cleaned surface and adequate drainage will be provided.
- 7.4.5 The management company would be responsible for monitoring the recycling rates and promote actively high recycling rates within the residents. The management company would also be responsible for keeping the waste storage facilities clean and safe, cleaning the bins on a regular basis, and arranging for replacing damaged bins when necessary.
- 7.4.6 The collection point will be located along York Street, adjacent to the proposed development. The private contractor will collect the bins directly from the waste store and will transport them to the collection point.

- 7.4.7 **Drawing 084709-CUR-XX-00-D-TP-06001** shows the location of the proposed waste store, location of the collection point and loading bay, with **Drawing 084709-CUR-XX-00-D-TP-05001** showing the swept path analysis of an 8.4m and 9.0m refuse vehicle.

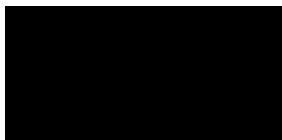
7.5 Conclusions

- 7.5.1 The development will be provided with a waste store room at ground floor, conveniently located for both residents and collection crews. The store will accommodate a total of 4 x 1,100l bins and 1 x 240l bin. This is considered sufficient based on MCC's latest GD04 guidance waste volumes estimations and private collections twice a week.

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



01124916



AUTHORISED SIGNATORY

EXECUTED as a DEED by

JADEBRICKS (CHARLES STREET) LTD

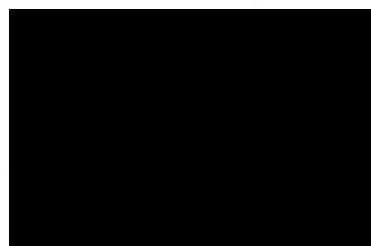
Acting by a Director

in the presence of:-

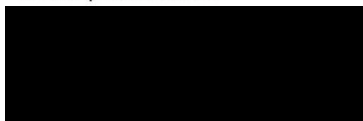
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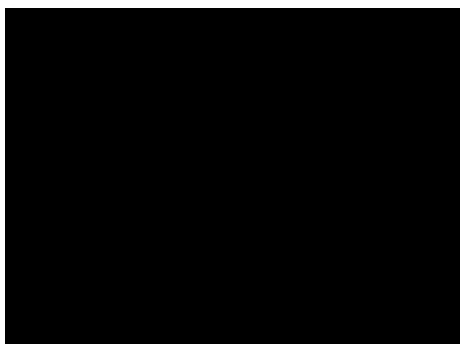
MICHAEL G. BATHURST



Witness Signature

Rachel Harte

Witness Name



Address

Legal Secretary

Occupation