

Jennifer Atkinson

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

Submitted via Planning Portal (ref: PP-13711851)

21st January 2024

Dear Jennifer

Application for the Discharge of Condition 52b of 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

Partial Discharge of Condition 52b for the Purpose Built Student Accommodation (PBSA) Building Only (referred to as Plot C)

On behalf of our client, McLaren Property (UBS 1) Ltd ('the Applicant'), please find enclosed an application made to discharge Condition 15 pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). The permission was granted on 1st December 2024 for the following description of development:

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

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

Condition 52b

Condition 59b states:

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

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

Reason - In the interest of securing a biodiversity mitigation strategy pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

In order to support the discharge this condition the following document has been submitted;

- A BNG Update Note (dated 28 November 2024), prepared by Brooks Ecology (reference: P-6550-01.1); and
- The associated BNG Matrix (reference: BM-6550-06).

Summary

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

Yours sincerely,



Neil Lucas

Director

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AshtonHale Ltd