

Jennifer Atkinson

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

Submitted via Planning Portal (ref: PP-13952758)

16th April 2025

Dear Jennifer

Application for the Discharge of Condition 15 of 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

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 29th November 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 15

Condition 15 states:

Prior to any vegetation clearance a reasonable avoidance measures method statement for hedgehog shall be submitted for approval in writing by the City Council, as Local Planning Authority. The agreed method statement shall be implemented in full for the duration of the development.

Reason - *In the interest of minimising impact on hedgehogs at the application site pursuant to policy EN14 of the Manchester Core Strategy (2012).*

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

- A Hedgehog Site Inspection & RAMS, prepared by Brooks Ecological.

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