

Jennifer Atkinson

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

Submitted via Planning Portal (ref: PP-13934609)

14th April 2025

Dear Jennifer

Application for the Discharge of Conditions 11a, 14 and 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, Kadans Science Partner 8 UK Ltd ('the Applicant'), please find enclosed an application made to discharge Conditions 11a, 14 and 15, pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). 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 life science building.

Condition 11a

Condition 11 states:

- a) *Notwithstanding the Phase I Ground Investigation Desk Study Upper Brook Street Masterplan, A2 Site Investigation Limited. Reference: 53-57 Upper Brook Street 28723. Date: 25.5.2023. received by the City Council, as Local Planning Authority, on the 3 August 2023, a plot of development shall not commence (excluding demolition works) until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site*
- *Submission of Site Investigation Proposals*
 - *Submission of a Site Investigation and Risk Assessment Report*

- *Submission of a Remediation Strategy*
- b) *When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.*

In order to satisfy the requirements of Condition 11a, Delta-Simons have prepared a Geo-Environmental Assessment Report that has been enclosed within this application.

Condition 14

Condition 14 states:

*Prior to the commencement of a plot of the development, an invasive species management strategy (excluding demolition works) including an updated survey carried out between March and October, shall be submitted for approval in writing by the City Council, as Local Planning Authority,
The agreed management strategy shall be implemented in full for the duration of the development.*

In order to support the discharge this condition, Brooks Ecological have prepared an Invasive Non-Native Plant Species Method Statement for approval to detail monitoring and controls required during the construction phase of development, along with recommendations for long term management to control the identified species, should they be found.

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.*

Brooks Ecological have prepared a Hedgehog Site Inspection and RAMS document in an effort to minimise impacts on hedgehog as required to discharge Condition 15.

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

07734 862 006

neil.lucas@ashtonhale.co.uk

AshtonHale Ltd