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20 December 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester M60

FAO Angela Leckie

Dear Angela,

Plot 9b, First Street - Full Planning Application

Please find enclosed application for Full Planning Permission for the redevelopment of Plot 9b, First Street.

The Site comprises two elements as follows:

- Proposed Development Site (hereinafter 'The Site'): Extending to approximately 0.25 ha, the Site is bound to the north by Plot 9A of the First Street Development Framework (FSDF) area (currently being redeveloped into an office block of up to 9no. storeys (pursuant to Planning Permission Ref. 132600/FO/2021)); to the east by Plot 10A (which has planning permission for an office block of up to 13no. storeys (Ref. 136043/FO/2023)); to the south by Hulme Street; and to the west by Medlock Street.

- Construction Compound Site (hereinafter 'Construction Compound'): Extending to approximately 0.46 ha, the Construction Compound Site is bound to the north by the River Medlock; to the east by Cambridge Street; to the south by Macintosh Mills; and to the west by River Street.

The Applicant, Vita Meadow Ltd, is a part of Vita Group who are a best-in-class residential developer and operator. Vita has accommodation across 17 UK cities, and almost 5,000 operational bedspaces. Vita's products seek to bring together a high-specification living alongside best-in-class amenities. Vita are an experienced and established student accommodation operator in Manchester City Centre with accommodation at Rosenthal Street in First Street and at Circle Square.

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The development at Plot 9b seeks to meet the continual growth in demand for high quality, purpose built, city centre student accommodation in Manchester through the provision of such within the Oxford Road Corridor, a short walk from two of the UKs biggest University campuses.

Description of Development

An application for Full Planning Permission is being submitted for the Proposed Development. This comprises the following:

- Erection of a G+33 storey purposebuilt student accommodation (PBSA) building, comprising of 861 studios alongside amenity spaces (Use Class Sui Generis).
- A total of 136 secure cycle spaces (and 10 visitor stands within public realm).

The Proposed Description of Development is as follows:

"Erection of a purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound".

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

- Planning Application Form and Ownership Certificates;
- Application Site Boundary and Location Plan, prepared by Tim Groom Architects;
- Existing and Proposed site plans, sections and elevations, prepared by Tim Groom Architects;
    - Existing Site Location Plan (Doc Ref: *VS9B-TGA-G100-PL-XX-95200-P02*)
    - Site Plan – Proposed (Doc Ref: *VS9B-TGA-G100-PL-XX-95201-P02*)
    - General Arrangement Elevation – North (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95050-P02*)
    - General Arrangement Elevation – East (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95051-P02*)
    - General Arrangement Elevation – South (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95052-P02)*
    - General Arrangement Elevation – West (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95053-P02)*

- Existing Context Elevations – North (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95054- P02*)
- Proposed Context Elevations – North (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95055-P02*)
- Existing Context Elevations – East (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95056- P02*)
- Proposed Context Elevations – East (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95057- P02*)
- Existing Context Elevations – South (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95058- P02*)
- Proposed Context Elevations – South (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95059-P02*)
- Existing Context Elevations – West (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95060- P02*)
- Proposed Context Elevations – West (Doc Ref: *VS9B-TGA-G200-EL-ZZ-95061- P02*)
- General Arrangement - Level 00 (Doc Ref: *VS9B-TGA-G200-PL-00-95030- P02*)
- General Arrangement - Level 01 (Doc Ref: *VS9B-TGA-G200-PL-01-95031- P02*)
- General Arrangement - Level 02-03 (Doc Ref: *VS9B-TGA-G200-PL-02-95032- P02*)
- General Arrangement - Level 04-11 (Doc Ref: *VS9B-TGA-G200-PL-04-95033- P02*)
- General Arrangement - Level 12 (Doc Ref: *VS9B-TGA-G200-PL-12-95034- P02*)
- General Arrangement - Level 13-31 (Doc Ref: *VS9B-TGA-G200-PL-13-95035- P02*)
- General Arrangement - Level 32 (Doc Ref: *VS9B-TGA-G200-PL-32-95036- P02*)
- General Arrangement - Level 33 (Doc Ref: *VS9B-TGA-G200-PL-33-95037- P02*)
- General Arrangement Section AA (Doc Ref: *VS9B-TGA-G200-SE-ZZ-95040- P02*)
- General Arrangement Section BB (Doc Ref: *VS9B-TGA-G200-SE-ZZ-95041- P02*)
- Typical Bay Study - Amenity - South Elevation (Doc Ref: *VS9B-TGA-G251-DE-XX-95210- P01*)
- Typical Bay Study - Amenity - South Gable Elevation (Doc Ref: *VS9B-TGA-G251-DE-XX-95211- P01*)
- Typical Bay Study - Main Entrance (Doc Ref: *VS9B-TGA-G251-DE-ZZ-95212- P01*)

  - Typical Bay Study - Amenity – Studio (Doc Ref: *VS9B-TGA-G251-DE-XX-95213-P01*)
  - Typical Bay Study - Back of House – Studio (Doc Ref: *VS9B-TGA-G251-DE-ZZ-95214- P01*)
  - Typical Bay Study - Brickwork West Elevation (Doc Ref: *VS9B-TGA-G251-DE-XX-95215- P01*)
  - Typical Bay Study - Brickwork Crown (Doc Ref: *VS9B-TGA-G251-DE-XX-95216-P01*)
  - Typical Bay Study - Unitised Typical (Doc Ref: *VS9B-TGA-G251-DE-XX-95217- P01*)
  - Typical Bay Study - Unitised Crown Lower (Doc Ref: *VS9B-TGA-G251-DE-XX-95218- P01*)
  - Typical Bay Study - Unitised Crown Upper (Doc Ref: *VS9B-TGA-G251-DE-XX-95219- P01*)

- Design and Access Statement, prepared by Tim Groom Architects;
- Accommodation Schedule. prepared by Tim Groom Architects;
- Landscape Strategy and drawings, prepared by TPM;
  - Landscape Management Plan (Doc Ref: *Z19B-TPM-9710-RP-XX-4645-501-Rev P2*)
  - Landscape Design Statement (Doc Ref: *Z19B-TPM-G710-RP-XX-4645 502-Rev P2*)
  - Landscape Layout (Doc Ref: *Z19B-TPM-G710-PL-XX-4645 101- Rev P4*)
  - Planting Plan (Doc Ref: *Z19B-TPM-G710-PL-XX-4645 201 Rev P3*)
- Planning and Tall Building Statement (including PBSA Needs Assessment), prepared by Deloitte;
- Statement of Consultation, prepared by Deloitte;
- Topographical Survey, prepared by Survey Ops
- Ecology Assessment and Biodiversity Net Gain Assessment, prepared by Penny Anderson Associates;
- Crime Impact Statement, prepared by Greater Manchester Police;

- Flood Risk Assessment and Drainage Strategy, prepared by ROC;
- Heritage Assessment, prepared by Deloitte;
- Archaeological Assessment, prepared by PCA;
- Transport Statement, prepared by SLR Consulting;
- Management of Student Move in and Move out and on Management of Deliveries, prepared by SLR Consulting;
- Framework Travel Plan, prepared by SLR Consulting;
- Servicing and Waste Management Strategy, prepared by SLR Consulting;
- Construction Management Plan prepared by Renaker
- Environmental Standards Statement, prepared by Element;
- Energy Statement, prepared by Futureserv;
- Broadband Connectivity Assessment, prepared by Page Power;
- TV Reception Survey, prepared by Page Power;
- Local Labour Agreement, prepared by Vita;
- Fire Strategy Report, prepared by Design Fire Consultants;
- Ventilation and Extraction Statement, prepared by Futureserv;
- Ground Conditions (Phase 1) Desktop Study prepared by ROC;
- Ground Conditions Phase 2 Intrusive Investigation Report prepared by ROC;
- Remediation Strategy, prepared by ROC;
- Piling Risk Assessment, prepared by ROC;
- UXO Risk Management, prepared by ROC;
- Local Benefits Statement prepared by Vita Meadow Limited;
- Circular Economy Statement prepared by Element;
- Lifecycle Assessment prepared by Element;

An Environmental Statement of the proposals, comprising:

- Volume 1: Environmental Statement including:
  - Introduction
  - Methodology
  - Site, Surroundings and Description of Proposals
  - Alternatives and Design Evolution
  - Construction Phasing and Methodology
  - Townscape and Visual Impact
  - Air Quality
  - Climate Change
  - Daylight, Sunlight and Overshadowing
  - Human Health
  - Noise and Vibration
  - Wind Microclimate
  - Socio-Economics
  - Type 1 Cumulative Effects
  - Summary of Residual Impacts
- Volume 2: Technical Appendices
- Volume 3: Non-Technical Summary

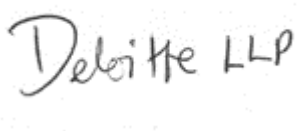
Application Fee

Payment of the planning application fee in the sum of £94,362.00 (including £70 service charge) has been made via the Planning Portal (ref: PP-13500580). I would be grateful if you could please confirm receipt of this fee. I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not

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hesitate to contact me or my colleagues Kelly McCann (01614556671 / kmccann@deloitte.co.uk) or Eithne Fitzgerald (01614556963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely



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