

22nd November 2024

FAO Angela Leckie

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Plot 10b, First Street, Manchester - Application for Discharge of Conditions 39, and Partial Discharge of Conditions 12, 17 and 23 for Planning Permission Reference 136170/FO/2023 (as amended by Ref. 37946/NMC/2023 and 141139/NMC/2024)

Please find enclosed a Condition Discharge application submitted by House of Social 1 Ltd, for the Discharge of Conditions 39, and Partial Discharge of Conditions 12, 17 and 23 attached to Planning Permission 136170/FO/2023 (as amended by Ref. 37946/NMC/2023 and 141139/NMC/2024), relating to the Plot 10b development in First Street, Manchester City Centre.

For clarity, the Planning Permission (Reference 136170/FO/2023) approved the following description of development:

"Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B)."

The proposals comprise a Purpose Built Student Accommodation (PBSA) development that Deloitte submitted on behalf of House of Social 1 Ltd in March 2023 on the site in Manchester City Centre known as Plot 10b First Street. That application (reference 136170/FO/2023) was approved by Manchester City Council (MCC) on 1 June 2023 at Manchester City Council's Planning and Highways Committee, with a decision notice issued on 25 July 2023 following the signing of a S106 legal agreement.

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Subsequently, in August 2023, the Applicant submitted an application (ref. 37946/NMC/2023) for Non-Material Amendment (NMA) to Plot 10b, First Street. The description of the proposed amendments sought is as follows:

“Non-Material amendment to alter the wording of Conditions 3a (Materials and Samples), 3b (Circular Economy Statement), 6 (Landscape Programme) and 14a (Acoustic Insulation Scheme: Residential) attached to Planning Permission 136170/FO/2023”

The NMA sought to alter the condition wording for the ‘pre-above ground’ planning conditions to allow for sufficient time in the construction programme to deal with the conditions falling within this time trigger. This was later approved on 12th September 2023.

A further application was submitted in October 2024 with the following description of development:

“Variation of Condition 2 attached to Planning Permission 136170/FO/2023 (as amended by 137946/NMC/2023) to enable non-material amendments to internal layouts, and external facade changes.”

The above application was approved by MCC on 22nd October 2024.

The Applicant is now seeking to discharge a batch of pre-occupation conditions as the construction continues to progress. The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
12	<i>Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before use of the gym area as shown in dwg 1172-TGA-XX-00-DR-A-95030 P05 commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit 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</i>	Partial Discharge: Part (a) only.	<ul style="list-style-type: none"> Gym Noise Impact Assessment, prepared by Matt Fisher Acoustics dated November 2024 (Ref. HS-FAC-A180-RP-00-001 P01)

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.</i></p> <p><i>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 the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use.</i></p> <p><i>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.</i></p>		
17	<p><i>Notwithstanding the recommendation within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before the operation of the ground floor Food Hall commences , details of it will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.</i></p> <p><i>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, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands</i></p>	<p>Partial Discharge: Part (a) only.</p>	<ul style="list-style-type: none"> Food-Hall Acoustic Technical Note, prepared by Matt Fisher Acoustics dated November 2024 (Ref. MPF/PR0679/L04)

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.</i></p> <p><i>The approved noise insulation scheme shall be completed before any of the approved uses commence.</i></p>		
23	<p><i>Prior to occupation of (a) The PBSA; and (b) The Food Hall (Sui Generis) 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.</i></p>	Partial Discharge: Part (a) only.	<ul style="list-style-type: none"> Plant Acoustics Technical Note, prepared by Matt Fisher Acoustics dated October 2024 (Ref. MPF/PR0679/L03)
39	<p><i>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 15. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.</i></p>	Full Discharge	<ul style="list-style-type: none"> HS-FUT-G590-PL-RF-001_Ver1, prepared by Futureserv HS-FUT-G590-PL-RF-002_Ver1, prepared by Futureserv HS-FUT-G590-PL-RF-002_Ver1, prepared by Futureserv HS-MWA-G523-TS-XX-009_Ver1, prepared by Futureserv

No.	Condition Wording	Full or Partial Discharge	Submitted Information
			<ul style="list-style-type: none"> • HS-MWA-G523-TS-XX-014_Ver3, prepared by Futureserv • TECHNICAL PRODUCT SUBMITTAL AMICUS LAHP-2154HTS, prepared by Lochinvar

Summary

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to Discharge of Conditions 39, and Partial Discharge of Conditions 12, 17 and 23.

Payment will be made to Manchester City Council for £145.00, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-13585501).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Ellen Sanderson-Clark on 0113 292 1119 (esandersonclark@deloitte.co.uk) and Cameron Radford on 0161 455 6768 (cameronradford@deloitte.co.uk)

Yours sincerely



Deloitte LLP