

24 July 2024

Delivered via Planning Portal

Sue Wills
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Sue

**APPLICATION TO DISCHARGE CONDITION 11 PURSUANT TO PLANNING PERMISSION REF:
124472/FO/2019 – KINCARDINE COURT, MANCHESTER, M13 9JA**

On behalf of our client, Unite Students ('the applicant'), I am pleased to enclose an application to discharge Condition 11 pursuant to the above planning permission at Kincardine Court, Manchester.

The application has been submitted via the Planning Portal (ref. PP-13265387) and comprises the following information:

- This Covering Letter, prepared by Turley
- Completed Application Forms, prepared by Turley
- BRUKL Statements, prepared by Ameen Building Services Engineering, including associated covering letter

The requisite fee of £145.00 has been paid online via Planning Portal.

Background

Full planning permission was granted by Manchester City Council ('MCC') on 06 December 2019 for the redevelopment of Kincardine Court (LPA ref. 124472/FO/2019) ("Kincardine Court Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

Since the permission was granted, the proposed development has been subject to three Non-Material Amendment applications and a number of discharge of condition applications.

A full history of the applications post approval can be seen below.

Summary of Applications Submitted

Application Type	Condition No. (If Applicable)	Reference	Status
Non-Material Amendment		130919/NMC/2021	Approved
Non-Material Amendment		134968/NMC/2022	Approved
Non-Material Amendment		135181/NMC/2022	Approved
Discharge of Condition	3a	CDN/21/0513	Discharged
Discharge of Condition	3b	CDN/22/0561	Discharged
Discharge of Condition	4	CDN/21/0513	Refused
Discharge of Condition	4	CDN/21/0976	Discharged
Discharge of Condition	5a	CDN/21/0513	Discharged
Discharge of Condition	5b	CDN/22/0526	Discharged
Discharge of Condition	6	CDN/21/0513	Discharged
Discharge of Condition	8	CDN/21/0976	Discharged
Discharge of Condition	9	CDN/22/0422	Discharged
Discharge of Condition	10	CDN/22/0422	Discharged
Discharge of Condition	11 (Timeframe)	CDN/22/0526	Agreed
Discharge of Condition	11 (Timeframe)	CDN/24/0088	Agreed
Discharge of Condition	11	CDN/24/0407	Withdrawn
Discharge of Condition	12a	CDN/22/0526	Discharged
Discharge of Condition	12b	CDN/22/0691	Discharged
Discharge of Condition	13	CDN/22/0691	Discharged
Discharge of Condition	15	CDN/22/0422	Discharged
Discharge of Condition	17	CDN/24/0088	Discharged
Discharge of Condition	18a	CDN/22/0422	Discharged
Discharge of Condition	18b	CDN/24/0088	Discharged
Discharge of Condition	19	CDN/22/0422	Discharged
Discharge of Condition	21a	CDN/22/0526	Discharged
Discharge of Condition	23	CDN/22/0422	Discharged
Discharge of Condition	24	CDN/22/0422	Discharged

Discharge of Condition	27	CDN/22/0422	Discharged
Discharge of Condition	26	CDN/22/0561	Discharged
Discharge of Condition	28	CDN/22/0422	Discharged

Discharge of Condition

Condition 11 – Sustainability

Condition 11 requires the submission of the Post Construction Review Certificate to validate the works undertaken conform to the recommendations and requirements made under condition 11, stating:

The development hereby approved shall be carried out in accordance with the Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 7 August 2019. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Pursuant the comments from the recent submission to discharge condition 11 (LPA ref. CDN/24/0407), Ameen has prepared the enclosed document which confirms the development achieves a carbon emission reduction of 18.8% against building regulation standards. This exceeds the target of 15.3% set out in the approved Environment Standards Statement and thus confirming that the environmental performance standard committed within the ESS has been achieved. The BRUKL report provides the technical evidence and detail underpinning this.

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 11 (Sustainability) pursuant to planning permission 124472/FO/2019. However, should you require any further information, please contact myself or my colleague Andrew Bickerdike (andrew.bickerdike@turley.co.uk).

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

melissa.leewingtung@turley.co.uk