

16 August 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 3, 8 and 37 for Planning Permission Reference 136170/FO/2023

Please find enclosed a Condition Discharge application submitted by House of Social 1 Ltd, for the Discharge of Conditions Condition 3, 8 and 37 attached to Planning Permission 136170/FO/2023, relating to the Plot 10b development in First Street, Manchester City Centre.

For clarity, the original 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 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.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

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.

House of Social 1 Ltd are now seeking to discharge the first 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
3	<i>a) Notwithstanding the details submitted with the application, within 8 weeks of the core construction commencing the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:</i> <i>*hand sized samples and specifications of all materials to be used on all external elevations;</i> <i>*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and</i> <i>*a programme for the production of the full sized sample panels and strategy for quality control management; and</i> <i>The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames</i>	Full Discharge of Condition 3. Details for Part C are being submitted as part of this application. Details of Part A and Part B have been previously approved on 28th November 2023 as part of CDN/23/0656.	Quality Control Strategy prepared by Renaker.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<i>b) Within 8 weeks of core construction commencing submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Monitoring and Mitigation as set out in the Plot 10, First Street Environmental Statement (Chapter 7) February 2023 stamped as received on 01-03-23;</i> <i>(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.</i>		
8	<i>A programme of archaeological works will be undertaken in accordance with the approved Written Scheme of Investigation prepared by Pre-Construct Archaeology in January 2023 (Plot 10B First Street, Medlock Street, Manchester. Written Scheme of Investigation for Archaeological Works) and submitted as part of the planning application. The WSI covers the following:</i> <i>1. A phased programme and methodology of investigation and recording to include:</i> <i>i) archaeological Strip-Map-Record</i> <i>ii) informed by the above, targeted more detailed excavation of the most significant areas identified by the strip</i> <i>2. A programme for post-investigation assessment to include:</i> <i>- analysis of the site investigation records and finds</i> <i>- production of a final report on the investigation results.</i> <i>3. Deposition of the final report with the Greater Manchester Historic Environment Record.</i>	Full Discharge of Condition 8 A Post-Excavation Report has been prepared following archaeological investigation into the site. This has been shared with GMAAS for review who have confirmed that the report is acceptable for submission to MCC in order to discharge the planning condition.	• Post-excavation Assessment Report, prepared by Pre-Construct Archaeology.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	4. Dissemination of the results commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI		
37	a) No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated. If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification	Full Discharge of Condition 37 Details of Part A have been previously approved on 18th February 2023 as part of CDN/23/0519. This included a UXO Detailed risk management programme / plan. This application provides sufficient information to provide confirmation / verification that the remaining requirements of the condition has been complied with and the site is considered safe from any potential UXO threat.	- Explosive Ordnance Safety & Awareness Briefing Attendance Register, prepared by 6 Alpha. - Operational Unexploded Ordnance (UXO) Emergency Response Plan, prepared by 6 Alpha - Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment, prepared by 6 Alpha - Site Induction, prepared by Renaker

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<i>report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.</i>		

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 Fully Discharge Conditions 3, 8 and 37.

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-13048139).

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