

29 September 2023

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 Condition 6 and Partial Discharge of Conditions 3 (Part A and B), 14 (Part A) for Planning Permission Reference 136170/FO/2023

Please find enclosed a Condition Discharge application submitted by House of Social 1 Ltd, for the Full Discharge of Condition 6 and Partial Discharge of Conditions 3 (Part A and B), 14 (Part A) 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.

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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.

House of Social 1 Ltd are now seeking to discharge the relevant pre-above ground conditions prior to the next stage of construction works on site. 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	<p><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></p> <p><i>*hand sized samples and specifications of all materials to be used on all external elevations;</i></p> <p><i>*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and</i></p> <p><i>*a programme for the production of the full sized sample panels and strategy for quality control management; and</i></p> <p><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></p>	<p>Full Discharge of Part A and B.</p> <p>Details for Part C to be submitted at later date.</p>	<ul style="list-style-type: none"> • Materials Programme, prepared by Tim Groom Architects • Schedule of Materials prepared by Tim Groom Architects • Visual Mock Up Panel – Elevation and Section, prepared by Tim Groom Architects • Circular Economy Statement, prepared by WSP.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><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></p> <p><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></p>		
6	<p><i>Notwithstanding the documents detailed in condition 2, within 8 weeks of the core construction commencing a programme for submission of final details of the public realm works and highway works as shown in FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23 and Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3-PLA-ZZ-00-DR-L-009 P03 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.</i></p> <p><i>For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.</i></p> <p><i>(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft</i></p>	Full Discharge	<ul style="list-style-type: none"> Public Realm Details Programme, prepared by Renaker.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);</i></p> <p><i>(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;</i></p> <p><i>(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;</i></p> <p><i>(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;</i></p> <p><i>(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);</i></p> <p><i>(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and</i></p> <p><i>(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.</i></p>		

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.</i></p> <p><i>All of the above shall be fully implemented prior to occupation of the development If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,</i></p>		
14	<p><i>Within 8 weeks of core construction commencing a scheme for acoustically insulating the proposed residential accommodation against noise from the nearby road network and any nearby commercial premises shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site.</i></p> <p><i>The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.</i></p> <p><i>Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved with windows closed:</i></p> <p><i>Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)</i> <i>Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq</i> <i>Gardens and terraces (daytime) 55 dB LAeq</i></p>	<p>Full Discharge of Part A.</p> <p>Details for Part B to be submitted at later specified date.</p>	<ul style="list-style-type: none"> Intrusive Noise Study, prepared by Fisher Acoustics.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.</i></p> <p><i>The approved noise insulation scheme and vibration mitigation measures shall be completed before any of the dwelling units are occupied.</i></p> <p><i>b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria</i></p>		

Summary

The following documents have been submitted to discharge the aforementioned planning conditions:

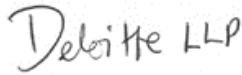
- Materials Programme, prepared by Tim Groom Architects.
- Schedule of Materials prepared by Tim Groom Architects.
- Visual Mock Up Panel – Elevation and Section, prepared by Tim Groom Architects.
- Circular Economy Statement, prepared by WSP.
- Public Realm Details Programme, prepared by Renaker.
- Intrusive Noise Study, prepared by Fisher Acoustics.

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 Condition 6 and Partially Discharge of Conditions 3 (Part A and B), 14 (Part A).

Payment will be made to Manchester City Council for £116.00, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-12479389).

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

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP