

1 March 2023

FAO Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Angela,

Plot 10b; First Street Masterplan; Manchester – Application for Full Planning Permission

Please find enclosed a Full Planning Application being submitted on behalf of House of Social 1 Ltd, which seeks approval from Manchester City Council for the development of land bounded by River Street to the north, River Street and vacant land to the east, Hulme Street to the south, and Plot 10a of the First Street masterplan to west. The Site comprises Plot 10b of the First Street Strategic Regeneration Framework.

House of Social 1 Limited is part of Vita Student ('Vita'). 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.

Vita have continued to be at the forefront of innovation in the PBSA sector and have devised a new brand called 'House of Social'. The House of Social brand focuses on smaller apartment sizes, a high quality amenity offer and student management facilities, all complemented by a ground floor food hall for members of the public and students to enjoy.

Vita have nomination agreements in place with Manchester Metropolitan University for rooms within the proposed PBSA element of the Proposed Development.

The development at Plot 10b 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 14-storey purpose built, student accommodation (PBSA) comprising of 100 apartment clusters and 5 and 6 bed apartments with 576 bedspaces (Use Class Sui Generis)
- Food Hall: 1304 sqm (GIA) ground floor retail and food space (Use Class E + Sui Generis)
- A total of 88 secure cycle spaces (and 12 visitor stands within public realm)

The Proposed Description of Development is as follows:

“Full Planning Permission for a 14-storey building comprising purpose-built student accommodation (Sui Generis) and ground floor foodhall (Sui Generis), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements.”

Application Documentation

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

- Planning Application Form and Ownership Certificates
- Covering Letter prepared by Deloitte
- Application Site Boundary and Location Plan prepared by Tim Groom Architects
- Existing and Proposed site plans, sections and elevations prepared by Tim Groom Architects
- Design and Access Statement prepared by Tim Groom Architects
- Topographical Survey prepared by Survey Operations
- Landscape Strategy and Drawings prepared by Planit-IE
- Accommodation Schedule prepared by Tim Groom Architects
- Written Scheme of Investigation prepared by Pre Construct Archaeology
- Broadband Connectivity Assessment prepared by G-Tech
- Crime Impact Statement prepared by Greater Manchester Police: Design for Security
- Food Hall Management Strategy prepared by Vita Groups Ltd
- Student Residential Management Strategy prepared by Vita Groups Ltd
- Ecological Extended Phase 1 Desktop prepared by Penny Anderson Associates

- Energy Statement and Environmental Statement prepared by Ridge Consultants
- BREEAM Assessment prepared by AA Projects
- Flood Risk and Drainage Strategy prepared by Roc Consulting
- Gateway One Fire Statement by Design Fire Consultants
- Green and Blue Infrastructure Statement prepared by Deloitte
- Ground Conditions – Phase 1 Desktop Study prepared by Roc Consulting
- Ground Conditions - Phase 2 Site Investigation and Ground Gas Addendum prepared by Roc Consulting
- Local Labour Benefit – Statement of Intent prepared by Vita Group Ltd
- Statement of Consultation prepared by Deloitte
- Planning and Tall Building Statement prepared by Deloitte
- TV and Radio Reception Survey Prepared by G-Tech
- Transport Statement prepared by Vectos
- Travel Plan prepared by Vectos
- Mechanical and Ventilation Statement prepared by Ridge
- Waste Management and Servicing Strategy prepared by Vectos
- Heritage Statement prepared by Deloitte
- 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
 - Air Quality

- Climate Change
 - Daylight, Sunlight and Overshadowing
 - Human Health
 - Noise and Vibration
 - Socio-Economics
 - Townscape and Visual Impact
 - Wind Microclimate
 - 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 £53,495.00 has been made via the Planning Portal (ref: PP-11817541). 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 hesitate to contact me or my colleagues Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk) or Ellen Sanderson-Clark (0113 292 1119/ esandersonclark@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