

18 March 2026

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

FAO Angela Leckie

Dear Angela

**Plot 9b, First Street - Application for Full Discharge of Condition 3 (c) attached to
Planning Permission Reference: 141786/FO/2024**

Please find enclosed an application for the full discharge of Conditions **3 (c) (Materials of External Façade)** attached to Planning Permission Reference: 141786/FO/2024, relating to Plot 9b development at First Street in Manchester City Centre. The Applicant is Vita Meadow Ltd, a part of Vita Group.

By way of background, Planning Permission Reference 141786/FO/2024 was approved on 18 July 2025 for:

“Erection of part 12, part 33 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B).”

Following this, a Non-Material Amendment application (ref 144252/NMC/2025) was approved on 24 October 2025 to vary condition 2 (Approved Drawings and Documents) attached to planning permission ref 141786/FO/2024, reflecting façade changes, revised external door widths, and a reduced external ramp width.

The information being submitted with this letter to discharge the relevant planning condition is detailed below.

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Condition Discharge

Condition 3c – Materials of External Façade

The wording of Condition 3c is as follows:

“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.”

On 18 February 2026, the architect, applicant and contractor (Renaker) presented samples of external façade materials for Plot 9b to Manchester City Council on site. The following documents have been submitted with this application to address Condition 3c as required above:

- **VMU Assessment Report** (Doc ref: 1207-TGA-XX-XX-RP-A-FI_10_10-00401_P02_VMU Assessment Report), prepared by TGA;
- **External Materials Tracker** (Doc ref: VS9B-TGA-Z100-SC-XX-00001-P04), prepared by TGA; and
- **Quality Control Management Strategy** (Doc ref: Envelope Quality Plan (EQP) - VS9B), prepared by Renaker
- **Curtain Walling System Passport** (Doc ref: 9B Schuco System Passport)

Therefore, the submitted documents provide all the relevant information needed to discharge Condition 3c.

Submission Summary

The application is submitted alongside the application form, requisite fee of £383 (including £85 service charge and the below documents in Table 1):

Condition Number	Full or Partial Discharge	Information Submitted
3c- Materials of External Facade	Full	• VMU Assessment Report (Doc ref: 1207-TGA-XX-XX-RP-A-FI_10_10-00401_P01_VMU Assessment Report), prepared by TGA;

		• External Materials Tracker (<i>Doc ref: VS9B-TGA-Z100-SC-XX-00001-P04</i>), prepared by TGA; and • Quality Control Management Strategy (<i>Doc ref: Envelope Quality Plan (EQP) - VS9B</i>), prepared by Renaker • Curtain Walling System Passport (<i>Doc ref: 9B Schuco System Passport</i>)
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The application has been submitted through the Planning Portal (PP-14734641).

We request the Local Planning Authority’s written consent that the enclosed information is sufficient to allow the full discharge of the conditions outlined above.

If you have any queries regarding this submission, please do not hesitate to contact my colleagues [redacted] and [redacted] [redacted]).

Yours sincerely

[redacted]

Deloitte LLP