

Jennifer Atkinson

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref: PP-14521131)

26th November 2025

Dear Jennifer

Application for the Discharge of Conditions 61 of 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

On behalf of our client, Kadans Science Partner 8 UK Ltd ('the Applicant'), please find enclosed an application made to discharge Conditions 61 pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). The permission was granted on 29th November 2024 for the following description of development:

Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings

Material provided as part of this planning application refers **only** to the approved life science building.

Condition 61

Condition 61 states:

Notwithstanding the flood mitigation measures outlined in the Flood Risk and Drainage Assessment (PBSA) Civic Engineers and Flood Risk and Drainage Assessment (Sci-Tech January 2024) received by the City Council, as Local Planning Authority, on the 9 January 2024, full and final details of the flood mitigation, resistance and resilience measures for each plot of the development (in line with the standing advice) shall be submitted for approval prior to the commencement of the development (excluding demolition works). The approved measure for the development shall be implemented and a verification report confirming the measures have been implemented shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the development.

The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

A Drainage Statement has been prepared by HDR Consulting Ltd which that confirms all forms of flood risk associated with the proposed development, as assessed and reported in the planning-approved Flood Risk Assessment (Ref:UBS-HDR-ZZ-XX-RP-S-000002), have been determined to be either very low or low. The details contained within this report represent the full and final flood mitigation resistance, and resilience measures for the development, in line with the relevant standing advice. As such, no further flood risk mitigation measures are considered necessary.

Summary

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,



Cait O'Dowd
Planner



AshtonHale Ltd