

24 November 2025

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

FAO Angela Leckie

Dear Angela

Plot 9b, First Street - Application for Discharge of Conditions 3 (a), 3 (b), 8(a), 14 (a), 41 attached to Planning Permission Reference: 141786/FO/2024

Please find enclosed an application for the discharge of Conditions **3 (a) (Samples), 3 (b) (Construction Environmental Management Plan), 8 (a) (Public Realm), 14 (a) (Acoustic Insulation), 41 (Wind Mitigation)** 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.

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.

This application is seeking to discharge conditions attached to Planning Permission Reference 141786/FO/2024 (as amended). The information being submitted with this letter to discharge the relevant planning conditions is detailed below.

Condition Discharge

Condition 3a - Samples

The wording of Condition 3a is as follows:

Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- 1. hand sized samples and specifications of all materials to be used on all external elevations;*
- 2. drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and*
- 3. a programme for the production of the full sized sample panels and strategy for quality control management; and*
- 4. 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*

The following documents have been submitted with this application to address Condition 3a as required above:

- **A VMU Elevation and Section** drawing (Doc ref: VS9B-TGA-Z100-SC-XX-00001), prepared by TGA;
- **VMU Programme** (Doc ref: VS9B-TGA-Z100-SC-XX-00001), prepared by Renaker; and
- **External Material Tracker** (Doc ref: VS9B-TGA-Z100-SC-XX-00001), prepared by TGA

Condition 3b – Construction Environmental Management Plan

The wording of Condition 3b is as follows:

Prior to above ground development 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:

Plot 9B, First Street Environmental Statement (Chapter 11) December 2024 stamped as received on 10-01-25; FIRST STREET, MANCHESTER MAT01 LIFE CYCLE ASSESSMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24 and FIRST STREET, MANCHESTER CIRCULAR ECONOMY STATEMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY - stamped as received on 20-12-24

A Construction Environmental Management Plan (Doc ref: 2024.118 VITA Plot 9B Discharge of Condition 3B Final V1), prepared by Element Sustainability has been submitted with this application. The document details strategies for the efficient use of non-renewable resources through design optimisation, material reuse, and standardisation. It addresses reducing lifecycle impact by specifying low-impact and high-recycled-content materials, supported by Life Cycle Assessments. The document also outlines robust monitoring and mitigation measures, referencing various reports and plans to ensure compliance throughout the project's lifecycle.

Therefore, the submitted CEMP addresses the information required by Condition 3b.

Condition 8a – Public Realm

The wording of Condition 8 is as follows:

Notwithstanding the documents detailed in condition 2, prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in Dwgs Z19B-TPM-G710-PL-XX-4645 201 REV P3 LANDSCAPE - PLANTING PLAN, Z19B-TPM-G710-RPXX-4645 502-REV P2 Z19B-TPM-G710-RP-XX-4645 502-REV P2 and Z19B-TPM-G710-RP-XX-4645 502-REV P2 LANDSCAPE DESIGN STATEMENT 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.

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.

Public Realm Programme (Doc ref: Discharge of planning condition 8- Public Realm final details), prepared by Renaker has been submitted with this application. We target submission of the required materials to MCC by 1st June 2026, with implementation expected during the planting season (4th Quarter of 2027 and 1st Quarter of 2028). We request MCC's approval that the enclosed information is sufficient to partially discharge Condition 8a.

Condition 14a- Acoustic Insulation

The wording of Condition 14a is as follows:

Prior to commencement of above ground works a final scheme for acoustically insulating and mechanically ventilating the PBSA accommodation against local road traffic network, any local commercial/industrial premises and any service risers /lift shafts; details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved noise insulation scheme shall be completed before the occupation of the residential accommodation hereby approved.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq.

For vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Ground-borne noise/re-radiated noise shall also be factored into the assessment and design.

A Letter from Fischer Acoustics to Renaker (Doc ref: L02 to Renaker re Vita Student 9B - Planning Condition 14a) has been submitted with the application. It provides the final acoustic insulation and mechanical ventilation scheme for the development. This scheme, informed by an environmental noise study (including rush-hour and night-time measurements), confirms the achievement of specified internal noise criteria (30 dB L Aeq for bedrooms, 35 dB L Aeq for living rooms). It further details glazing and MVHR system performance, addresses overheating within the insulation scheme, and outlines measures for service risers and lift shafts.

Along with the above document, we have also attached the Acoustics, Ventilation & Overheating report (*Doc ref: Z19B-FAC-A180-Rp-XX-003 P02*) which was approved with the original application (*Reference: 141786/FO/2024*), for completeness.

We therefore request MCC's approval that the enclosed information is sufficient to discharge Condition 14a.

Condition 41 – Wind Mitigation

The wording of Condition 41 is as follows:

Prior to commencement of above ground works final details of the Wind Mitigation scheme set out within Chapter 10 (Wind Mitigation) of the Environmental Statement - Volume 1, December 2024 stamped as received on 10-01-25 and confirmation from a suitably qualified Wind Consultant that this would be adequate, shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the development commencing and thereafter retained and maintained in situ.

The following drawings showing final details of the wind mitigation scheme have been submitted with this application to address Condition 41:

- Canopy Details (*Doc ref: VS9B-ROC-G251-DE-XX-CA02_Ver2*)
- Canopy Elevations (*Doc ref: VS9B-ROC-G251-EL-XX-CA01_Ver1*)
- Canopy Steelwork Plans (*Doc ref: VS9B-ROC-G251-PL-XX-CA00_Ver1*)
- Baffle Type 1 (*Doc ref: VS9B-SQY-G710-DE-XX-0013*)
- Baffle Type 2 and 3 (*Doc ref: VS9B-SQY-G710-DE-XX-0014*)
- Baffle Type 4A (*Doc ref: VS9B-SQY-G710-DE-XX-0015*)
- Baffle Type 4B (*Doc ref: VS9B-SQY-G710-DE-XX-0016*)
- Public Realm General Arrangement (*Doc ref: VS9B-SQY-G710-PL-XX-0001*)
- Typical Bay Study- Ground to Level 01 South- Gable (*Doc ref: VS9B-TGA-G251-DE-XX-21301-P05_Ver5*)
- Typical Bay Study- Ground to Level 01 West- Gym (*Doc ref: VS9B-TGA-G251-DE-XX-21304-P06_Ver5*)
- Landscape Layout (*Doc ref: Z19B-TPM-G710-PL-XX-4645 101_Ver4*)

A Letter from Arc Aero (*Doc ref: 0510650let3v1*) has also been submitted with this application which confirms that the measures outlined in the wind mitigation strategy are reflective of the versions tested and validated in the wind tunnel. Therefore, the conclusion of the ES Chapter would remain as stated.

Along with the above document, we have also attached the EIA Chapter 10 appendix: Wind Microclimate Report (*Doc ref: 0510650rep1v1*) which was approved with the original application (*Reference: 141786/FO/2024*), for completeness.

Therefore, the submitted documents provide all the relevant information needed to discharge Condition 41.

Submission Summary

The following table summarises the information submitted pursuant to the discharge of the condition:

Table 1- Summary Table for Condition Discharge

Condition Number	Full or Partial Discharge	Information Submitted
Condition 3a- Samples	Partial Discharge of part (a) of Condition 3	<ul style="list-style-type: none"> • External Material Tracker (<i>Doc ref: VS9B-TGA-Z100-SC-XX-00001</i>), prepared by TGA • VMU Programme (<i>Doc ref: VS9B-TGA-Z100-SC-XX-00001</i>), prepared by Renaker • Virtual Visual Mock Up Panel- Elevation and Section (<i>Doc ref: VS9B-TGA-G251-DE-XX-21050-P01</i>), prepared by TGA
Condition 3b- Construction Environmental Management Plan	Partial Discharge of part (b) of Condition 3	<ul style="list-style-type: none"> • Construction Environmental Management Plan (<i>Doc ref: 2024.118 VITA Plot 9B Discharge of Condition 3B Final V1</i>), prepared by Element Sustainability

Condition Number	Full or Partial Discharge	Information Submitted
Condition 8- Public Realm	Partial Discharge of part (a) of Condition 8	<ul style="list-style-type: none"> • Public Realm Programme (Doc ref: Discharge of planning condition 8- Public Ream final details), prepared by Renaker
Condition 14a- Acoustic Insulation	Partial Discharge of part (a) of Condition 14	<ul style="list-style-type: none"> • Letter from Fischer Acoustics to Renaker (Doc ref: L02 to Renaker re Vita Student 9B - Planning Condition 14a) prepared by Fisher Acoustics
Condition 41- Wind Mitigation	Full Discharge	<ul style="list-style-type: none"> • Letter from Arc Aero (Doc ref: 0510650let3v1) • Canopy Details (Doc ref: VS9B-ROC-G251-DE-XX-CA02_P02), prepared by ROC • Canopy Elevations (Doc ref: VS9B-ROC-G251-EL-XX-CA01_P01) • Canopy Steelwork Plans (Doc ref: VS9B-ROC-G251-PL-XX-CA00_P01) • Typical Bay Study- Ground to Level 01 South -Gable (Doc ref: VS9B-TGA-G251-DE-XX-21301-P05) • Typical Bay Study- Ground to Level 01 West- Gym (Doc ref: VS9B-TGA-G251-DE-XX-21304-P06) • Baffle Type 1 (Doc ref: VS9B-SQY-G710-DE-XX-0013)

Condition Number	Full or Partial Discharge	Information Submitted
		<ul style="list-style-type: none"> • Baffle Type 2 and 3 (Doc ref: VS9B-SQY-G710-DE-XX-0014) • Baffle Type 4A (Doc ref: VS9B-SQY-G710-DE-XX-0015) • Baffle Type 4B (Doc ref: VS9B-SQY-G710-DE-XX-0016) • Public Realm General Arrangement (Doc ref: VS9B-SQY-G710-PL-XX-0001) • Landscape Layout (Doc ref: Z19B-TPM-G710-PL-XX-4645 101_Ver4)

This application comprises this covering letter the information set out in Table 1 and the Condition Discharge Application Form. The application reference is PP-14503430. A payment of £383 (including £85 service charge) has been made to Planning Portal.

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 Michael Percival (mipercival@deloitte.co.uk / 01614556672) and Ragini Dutta (raginidutta@deloitte.co.uk / 03301386276).

Yours sincerely



Deloitte LLP