

Jennifer Atkinson

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

Submitted via Planning Portal (ref: PP-14662346)

04th February 2026

Dear Jennifer

Application for the Discharge of Condition 65 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 Condition 65, pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). 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

Condition 65 was subsequently added as an additional condition requirement during the determination of application ref. 143909/NMC/2025 in October 2025.

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

Condition 65

Condition 65:

Prior to any above ground works for the Sci Tech Building, details of a scheme for a guardrail, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall provide details of the siting, scale and appearance (including materiality and colour) of the guardrail and consideration of a de mountable structure. The approved scheme shall then be implemented prior to the first use of the Sci Tech Building and thereafter retained and maintained in situ.

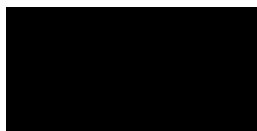
To comply with the requirements of Condition 65, the following plans have been included within this submission which detail the proposed scheme for the siting, scale and appearance of the guardrail;

- Roof Edge Guardrail Utility Balustrade 01A Level 06 (UBS SRA XX 06 D A 764000)
- Roof Edge Guardrail Utility Balustrade 01B Level 06 (UBS SRA XX 06 D A 764001)
- Roof Edge Guardrail Utility Balustrade 02 Level 06 (UBS SRA XX 06 D A 764002)
- South East Elevation Guardrail Scoping (UBS SRA XX XX D A 762001)
- North East Elevation Guardrail Scoping (UBS SRA XX XX D A 762000)
- South West Elevation Guardrail Scoping (UBS SRA XX XX D A 762002)
- North West Elevation Guardrail Scoping (UBS SRA XX XX D A 762003)
- Roof Edge Guardrail Utility Balustrade 03 Level 06 -08 (UBS SRA XX XX D A 764003)
- Curtain walling (UBS-SRA-XX-XX-SP-A-08011)
- Stairs/ ladders/ walkways/ handrails/ balustrades (UBS-SRA-XX-XX-SP-A-12030).

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