

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Vita Meadows Limited
C/o Agent

Agent (if used)

Michael Percival
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3a and b (Materials), 8a (Public Realm Programme), 14a (Noise and Overheating) and 41 (Wind Mitigation) attached to planning permission 141786/FO/2024.

Location: Plot 9B , First Street, Manchester

Date of application: 1 December 2025

Application number: CDN/25/1143

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Conditions 3a and b (Materials)

Conditions 3a and b (Materials): On the basis of adherence to the following:

External Material Tracker (Doc ref: VS9B-TGA-Z100SC-XX-00001), prepared by TGA;

VMU Programme (Doc ref: VS9B-TGA-Z100-SC-XX00001), prepared by Renaker;

Virtual Visual Mock Up Panel- Elevation and Section(Doc ref: VS9BTGA-G251-DE-XX-21050P01), prepared by TGA; and

Construction Environmental Management Plan(Doc ref: 2024.118 VITA Plot 9B Discharge of Condition 3B Final V1), prepared by Element Sustainability

parts a and b of the condition are discharged

Condition 8a (Public Realm Programme)

Condition 8a (Public Realm Programme): On the basis of adherence to the following:

Public Realm Programme (Doc ref: Discharge of planning condition 8- Public Realm final details), prepared by Renaker

the pre-commencement requirements of the condition are discharged

Condition 14a (Noise and Overheating)

Condition 14a (Noise and Overheating): On the basis of implementation in accordance with the mitigation measures and performance as set out within the following:

Letter from Fischer Acoustics to Renaker(Doc ref: L02 to Renaker re Vita Student 9B - Planning Condition 14a) prepared by Fisher Acoustics; and

'Plot 9B, First Street, Manchester, Acoustics, Ventilation & Overheating', report reference Z19B-FAC-A180-RP-XX-003 P02 prepared by Fisher Acoustics;

this part of the condition is discharged

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

(b)Prior to occupation of the residential accommodation hereby approved, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Condition 41 (Wind Mitigation)

Condition 41 (Wind Mitigation): On the basis of implementation in accordance with the following:

Letter from Arc Aero(Doc ref: 0510650let3v1, Canopy Details(Doc ref: VS9B-ROC-G251-DE-XXCA02_P02), prepared by ROC, Canopy Elevations (Doc ref: VS9B-ROC-G251-ELXX-CA01_P01), Canopy Steelwork Plans (Doc ref: VS9B-ROC-G251PL-XX-CA00_P01), Typical Bay Study- Ground to Level 01 South -Gable (Doc ref: VS9B-TGA-G251DE-XX-21301-P05), Typical Bay Study- Ground to Level 01 West- Gym (Doc ref: VS9B-TGA-G251DE-XX-21304-P06), Baffle Type 1 (Doc ref: VS9B-SQY-G710-DE-XX0013) and Canopy Images 08-01-25

the condition is discharged

Date: 14 January 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.