

Jennifer Atkinson

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

Submitted via Planning Portal (ref: PP-14711187)

17 February 2026

Dear Jennifer

Application for the Discharge of Condition 64 of 137399/FO/2023 and 143909/NMC/2025: 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 64, pursuant to permission 137399/FO/2023 and 143909/NMC/2025 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

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

Condition 64

Condition 64:

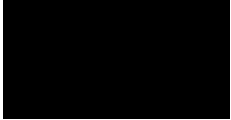
Prior to any above ground works for the Sci Tech Building, details of a scheme to extract fumes, vapours and odours from these spaces together with the siting, scale and appearance of any flues, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved 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 64, Wallace Whittle Environmental Building Services have prepared a report to summarise the proposals associated with the tenant fume extract systems to be provided at the Site. The proposal summarises inclusion of future fume extract flues by tenants as part of their respective fit-out works to suit their individual requirements.

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