

Jennifer Atkinson

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

Submitted via Planning Portal (ref: **PP-14436721**)

24th October 2025

Dear Jennifer

Application for the Discharge of Conditions 57 and 63 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 57 and 63, 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

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

Condition 57

Condition 57 states:

Notwithstanding the Chapter 8: Wind Microclimate Wilde Analysis received by the City Council, as Local Planning Authority, on the 3 August 2023 respectively, prior to any above ground works associated with a plot of the development, full and final details of the wind mitigation measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include siting, scale and appearance of any screens, siting, scale and species of any trees, hedges and planting. The approved details shall be implemented and be in place prior to the first use of a plot of the development and thereafter retained and maintained in situ for as long as the development remains in use.

In accordance with Condition 57, PDSVision UK Ltd have provided confirmation that the final landscaping plans (Re-Form Landscape Architecture drawing ref. UBS-RFM-XX-00-DR-L-0101) provides sufficient wind mitigation measures.

Condition 63

Condition 63 states:

Notwithstanding drawing 0967-RFM-XX-00-DR-L-0001 Rev P02 received by the City Council, as Local Planning Authority, on the 3 August 2024, prior to any above ground works, details of how the landscaping between the ownership boundaries shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescales for completing the landscaping for both ownership boundaries including any temporary arrangements and finishes should that be necessary. The approved details shall be implemented as part of the development.

Reform Landscape Architecture have prepared details (drawing ref. UBS-RFM-XX-00-DR-L-8005) of the life science site boundary interface in order to discharge Condition 63. The anticipated timescales for the Sci-Tech site boundary are as follows:

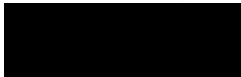
- Start date: 18 February 2028
- Completion date: 01 June 2028
- Duration: 15 weeks.

These works will be carried out in accordance with the approved landscaping details and in coordination with adjoining ownership boundaries

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