

DATED 7th October 2025

THE COUNCIL OF THE CITY OF MANCHESTER

– and –

EMPIRIC (MANCHESTER VICTORIA POINT) LIMITED

– and –

MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY

AGREEMENT

**pursuant to section 106 of the Town and
Country Planning Act 1990 (as amended)
relating to Victoria Point 44 Hathersage Road Manchester**

City Solicitor
P O Box 532
Town Hall
Albert Square
Manchester M60 2LA
L/AAD/PLA001/84129

THIS AGREEMENT is made the 7th day of October 2025

BETWEEN:

- (1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester, M60 2LA (the “**Council**”)
- (2) **EMPIRIC (MANCHESTER VICTORIA POINT) LIMITED** (incorporated in England and Wales with company number 10127927) whose registered office is at 1st Floor Hop Yard Studios, 72 Borough High Street, London SE1 1XF (the “**Owner**”),
- (3) **MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY** (incorporated in the Commonwealth of Massachusetts, United States of America) care of Barings LLC, 300 South Tryon Street, Suite 2500, Charlotte, North Carolina 28202, Attention Real Estate Finance Department (the “**Mortgagee**”)

BACKGROUND

- A The Council is the local planning authority for the purposes of the Act in relation to the Site and is the authority by whom the obligations hereby created are enforceable. The Development will be carried out on the Site. The Site is situated within the Administrative Boundaries of Manchester and this planning obligation is enforceable by the Council.
- B The Owner is the leasehold owner under a lease for 999 years from 19 March 2007 of the parts of the Site registered at the Land Registry with title absolute under title number MAN80543 together with but subject to all matters contained or referred to in the title registers thereunder.
- C The Mortgagee is interested in the Site by virtue of the Legal Charge.
- D The Application was submitted to the Council for planning permission to carry out the Development in the manner set out in the plans, specifications and particulars forming part of the Application.
- E The Council as local planning authority is satisfied that the Development is such as may be approved by the Council under the Act and is minded to grant planning permission for the Development in accordance with the Application but having considered the Local Plan and the Regulations is desirous of the Owner entering into this Agreement without which planning permission would not be granted.
- F The Owner has agreed to enter into this Agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to section 106 of the Act and to be bound by and observe and perform the covenants hereinafter contained.
- G The Council has recognised the difficulty faced by lower income groups in Full Time Higher Education at a Manchester Higher Education Institution in sourcing affordable accommodation within the Administrative Boundaries of Manchester and the planning purpose of this Agreement is

to provide Discounted Student Accommodation within the Administrative Boundaries of Manchester The Council is satisfied that the obligations in this Agreement are,

- a necessary to make the Development acceptable in planning terms (including where appropriate, obligations necessary to mitigate the adverse impacts of the Development in accordance with the development plan for the area and other material considerations),
- b directly related to the Development, and
- c fairly and reasonably related in scale and kind to the Development

AGREED TERMS

DEFINITIONS AND INTERPRETATION

1 1 The definitions and rules of interpretation set out in this Clause apply to this Agreement

“Act” the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004 and the Planning Act 2008,

“Administrative Boundaries of Manchester” all the wards that together comprise the city of Manchester,

“Agreement” shall mean this agreement,

“Application” the application to which the Council gave the reference 139987/FO/2024 for redevelopment of existing student accommodation buildings (6 in total) to include the phased demolition and extension of the existing buildings to a maximum height of 12 storey's to form Purpose Built Student Accommodation (876 bedspaces in total) (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial (Use Class E, F1 and F2), hard and soft landscaping and associated highway works

“Best Endeavours” means that it is agreed by the parties hereto that the party under such an obligation will be bound to attempt to fulfil the relevant obligation by the expenditure of such effort and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable to expect in the case of the Owner of a competent commercial developer and landowner in the context of the Development,

“Commencement of Development” the date upon which the Development shall begin by the carrying out of a material operation in accordance with the provisions of section 56(4) of the Act PROVIDED THAT any works of or associated with site clearance, remediation works, environmental or archaeological investigations, site and soil surveys, erections of contractors work compound, erection of site office, erection of fencing to site boundaries, marking of site boundaries and laying out of access roads and services shall for the purposes of the agreement be deemed not to be material

operations and “**Commence**”, “**Commencement**” and “**Commenced**” shall be construed accordingly

“**Completed Phase**” means a Phase in respect of which the demolition or part demolition and rebuilding, extension and/or refurbishment authorised by the Planning Permission has been completed such that the new and/or refurbished Student Accommodation Units within that Phase are available for Occupation

“**Core Strategy**” means the Manchester Core Strategy (adopted 11th July 2012) which is the key document in the Council’s Local Development Framework and details the Council’s vision for the development of Manchester during the period 2012 to 2027,

“**Development**” the development undertaken on the Site pursuant to the Planning Permission as specified in the Application,

“**Discounted Student Accommodation**” means accommodation that is made available to Eligible Students at a rent level set in accordance with the Discounted Student Accommodation Statement,

“**Discounted Student Accommodation Statement**” the written statement detailing the provision of the Discounted Student Accommodation at Schedule 5,

“**Discounted Student Accommodation Unit**” means a Student Accommodation Unit (in a Completed Phase or an Undeveloped Phase) that is also Discounted Student Accommodation and “**Discounted Student Accommodation Units**” shall be construed accordingly

“**Eligible Student**” means a student enrolled in a Full Time Higher Education Course at a Manchester Higher Education Institution in receipt of the full amount of Maintenance Loan or such other student as the Council and the Owner agree in writing in accordance with paragraph (vi) of the Discounted Student Accommodation Statement, or in the event the Maintenance Loan ceases to be available such other affordability criteria as the Council and the Owner agree in writing,

“**Existing Student Accommodation Unit**” means a Student Accommodation Unit in an Undeveloped Phase that is also Market Student Accommodation and “**Existing Student Accommodation Units**” shall be construed accordingly,

“**Expert**” a solicitor or barrister with a minimum of ten (10) years post-qualification experience,

“**Full Time Higher Education Course**” means a full time course at level 4 or higher of the national qualification frameworks for England of a duration of at least 24 weeks in a single academic year running from 1 September to 31 August and consisting of 3 terms across 2 semesters,

“**Interest**” interest at 4% (four per cent) above the base lending rate of the Bank of England from time to time

“**Legal Charge**” a registered charge registered against title number MAN80543 dated 13 December 2016,

“Local Plan” includes the Core Strategy adopted by Manchester City Council on 11 July 2012, the extant Unitary Development Plan policies and all other relevant strategic planning documents adopted by Manchester City Council,

“Maintenance Loan” a part means tested loan provided by the Government to students under the provisions of the Education (Student Support) Regulations 2011 to assist with living costs while studying and any successor loan scheme,

“Management Fee” shall mean 15% of the planning application fee which equates to £11,186 40 to be used for the purpose of monitoring and reporting on the delivery of this Agreement and the planning obligations contained herein,

“Manchester Higher Education Institution” means a university or college or equivalent institution offering a Full Time Higher Education Course in the Administrative Boundaries of Manchester,

“Market Rent” means as defined by RICS (or such successor or replacement organisation) and is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion,

“Market Student Accommodation” means accommodation that is made available to rent to students at Market Rent,

“Market Student Accommodation Unit” means a Student Accommodation Unit in a Completed Phase that is also Market Student Accommodation and **“Market Student Accommodation Units”** shall be construed accordingly,

“Occupation” means occupation of the Student Accommodation Units for the purposes permitted by the Planning Permission but does not include use by personnel whilst engaged in construction, fitting out or decoration of the Student Accommodation Units or occupation for marketing or display or occupation in relation to security operations and nor does it include the occupation of any Existing Student Accommodation Unit and **“Occupy”** and **“Occupied”** shall be construed accordingly,

“Phase” means one of the 6 buildings authorised for demolition, part demolition, extension and/or refurbishment by the Planning Permission, numbered 1 to 6 for identification purposes in the Application

“Plan” the plan attached to this Agreement,

“Planning Permission” the planning permission granted pursuant to the Application substantially in the form as appended at Schedule 2 and as may be amended by any non-material amendment,

“Regulations” the Community Infrastructure Levy Regulations 2010,

"Required Number " and "Required Number (Cumulative)" means the numbers set out in the table below

Phase	Required Number	Required Number (Cumulative)
1	- 5 (Conversion only – total number of beds decreased)	0
2	8	3
3	8	11
4	20	31
5	9	40
6	22	62
	Total (completed Development)	62

provided that if the Phases are brought forwards in non-numerical order, the *Required Number (Cumulative)* shall be calculated by the addition of the *Required Number* for all Completed Phases

“RICS” the Royal Institution of Chartered Surveyors,

“Site” the property described in Schedule 1 and shown for the purposes of identification only edged red on the Plan,

“Student Accommodation Unit” a unit of sleeping accommodation to be constructed on the Site as part of the Development pursuant to the Planning Permission or a pre-existing unit of sleeping accommodation provided for the use of students on the Site and “Student Accommodation Units” shall be construed accordingly,

“Undeveloped Phase” means a Phase which has not been subject to demolition, part demolition, extension and/or refurbishment in accordance with the Planning Permission

“Working Day” means any day except Saturday Sunday or a bank holiday and reference to “Working Days” shall be construed accordingly

1 2 The Clause headings do not affect this interpretation

1 3 Unless otherwise indicated, references to Clauses and Schedules are to Clauses of and Schedules to this Agreement and references in a Schedule to a Part or Paragraph are to a Part or Paragraph of that Schedule

1 4 References to any statute or statutory provision include reference to

1 4 1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by any subsequent legislation, and

1 4 2 any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision

1 5 Except for the provisions of Clause 9 references to the Site include any part of it

1 6 References to any party in this Agreement include the successors in title of that party In addition, references to the Council include any successor local planning authority exercising planning powers under the Act and any successor local highway authority exercising powers under the Highways Act 1980

1 7 “Including” means “including, without limitation”

1 8 Any covenant by the Owner or the Council not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing

1 9 If any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Agreement is to be unaffected

1 10 Words importing the singular meaning where the context so admits include the plural meaning and vice versa

1 11 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner

2 PLANNING OBLIGATION

This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling legislation and is a planning obligation for the purposes of section 106 of the Act, with the intent that covenants hereinafter contained shall be enforceable by the Council acting under the powers contained in section 106 or such other enabling powers against the Owner

3 CONDITION PRECEDENT

3 1 This Agreement is conditional upon the grant of the Planning Permission and Commencement of Development save for the provisions of Clauses 9, 11, 15, 17 and 18 which shall have immediate effect

4 CONDITION SUBSEQUENT

If the Planning Permission for the Development has not been implemented by the carrying out of a material operation in accordance with the provisions of sections 56, 91 and 93 of the Act or is revoked or modified in whole or in part (other than in approval of an application by or on behalf of either of the Owner) or quashed or declared unlawful as a result of legal proceedings then this Agreement shall

absolutely determine and become null and void but without prejudice to the rights of either party against the other in respect of any antecedent breach

5 THE OWNER'S COVENANTS

5 1 The Owner on behalf of themselves and any person deriving title to any part of the Site from the Owner hereafter hereby covenants with the Council so as to bind the Site to fully observe and perform the obligations on their part contained in this Agreement including those obligations set out in Schedule 3 and hereby agrees that the Site shall be permanently subject to the obligations, restrictions and provisions specified herein, such obligations being planning obligations for the purpose of section 106 of the Act unless and until the same are discharged pursuant to section 106A of the Act

6 THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner to observe and perform the obligations on its part in this Agreement including those obligations set out in the Schedule 4

7 DISPUTE RESOLUTION

7 1 In the event of any dispute arising in connection with any of the terms of this Agreement other than a dispute involving the construction or interpretation of the terms of this Agreement or the enforcement of any decision pursuant to this Clause, the same shall unless the Council and the Owner otherwise agree be referred to an Expert to be appointed by agreement between the Council and the Owner

7 2 If the Council and the Owner are unable to agree on the appointment of an within thirty (30) days of one party serving notice on the other calling for the appointment of an Expert, then an Expert shall be appointed on the application of either party to the President for the time being of the Royal Town Planning Institute

7 3 Any reference of a dispute to an Expert shall if the parties are agreed in writing be deemed to be a reference to an expert (and not to an arbitrator) whose decision shall be final and binding (save for manifest error) but shall otherwise be deemed to be a reference to an arbitrator pursuant to the Arbitration Act 1996 and any statutory amendment variation substitution or re-enactment thereof

7 4 Any party to this Agreement shall be entitled to submit to the Expert representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert shall have regard thereto in making his decision which shall be delivered in writing The reference of any dispute shall include authority to determine in what manner all the costs of the referral shall be paid

8 WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default

9 CHANGE IN OWNERSHIP & LIABILITY

9 1 The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interest in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with (unless the purchase relates to the entirety of the Site) the area of the Site or unit of occupation purchased by reference to a plan

9 2 No person shall be liable for any breach, non performance and non observance of the covenants, obligations and restrictions contained in this Agreement after it shall have parted with its entire interest in the Site (or relevant part of the Site) but without prejudice to liability for any subsisting breach arising prior to parting with such interest nor shall this hinder or preclude the Council's rights as the Local Planning Authority to require that the breach, non performance or non observance be remedied by the successor in title after a person has parted with its interest in the Site (or relevant part of the Site)

9 3 For the avoidance of doubt, the obligations under this Agreement shall not be enforceable against occupiers of individual Student Accommodation Units

10 COUNCIL'S CONSENT OR APPROVAL

10 1 Where in this Agreement the consent, agreement or approval of the Council is required to be given by the Council, the Council confirms that such consent, agreement or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council

10 2 Where variations or modifications are expressed in this Agreement to be subject to approval or agreement in writing that need not require a deed of modification under section 106A of the Act

11 LOCAL LAND CHARGE

11 1 This Agreement is a Local Land Charge and shall be registered as such by the Council

11 2 The Council will upon receipt of a written request of the Owner's or their successors in title or the Mortgagee, at any time after the obligations set out herein have been fulfilled in their entirety, issue written confirmation thereon and thereafter cancel all related entries and relevant notices in the register of local land charges

11 3 The costs of registration and cancellation pursuant to clauses 11 2 above shall be met by the Owner if requested by the Council

12 NON-PROHIBITION ON DEVELOPMENT

12 1 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission granted (whether or not on appeal)) after the date of this Agreement

12 2 Nothing in this Agreement shall prohibit or limit the right to continue the existing use of Student Accommodation Units in an Undeveloped Phase or Undeveloped Phases

13 THE CONTRACTS ACT

Save as provided in respect of the successors in title to the Site or any successor to the relevant statutory functions of the Council this Agreement shall not be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Act 1999 and no third party shall acquire any benefit rights or claims whatsoever pursuant thereto

14 COMMUNICATION

14 1 Any notice or document to be served on or sent pursuant to this Agreement shall either be delivered personally or sent by recorded delivery service,

14 1 1 to the Council and addressed to the City Solicitor at the Council's address first above written,

14 1 2 to the Owner at the address first written above or if different its last known address

14 1 3 to the Mortgagee at Baring International Investment Limited 20 Old Bailey, London, United Kingdom, EC4M 7BF

15 FEES

15 1 The Owner shall pay forthwith to the Council its legal fees reasonably and properly incurred in preparation of this agreement

15 2 Receipt by the Council of the payment of such sum shall not create any lawyer-client type contractual relationship between the Council and the Owner nor absolve the Owner from any liability or obligation imposed upon them by the terms of this Agreement or by statute or at common law

15 3 The Owner shall on the date hereof pay to the Council the Management Fee

16 INTEREST

If any payment due under this Agreement is paid late Interest will be payable from the date payment is due to the date that payment is received

17 JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of England

18 COMPLETION

The provisions of this Agreement (other than this clause which shall be of immediate effect) shall be of no effect until this Agreement has been dated

19 WARRANTY AS TO TITLE

The Owner hereby warrants to the Council that the title details recited in this Agreement are complete and accurate in every respect and no other person has an interest in the Site and hereby indemnifies the Council in respect of any loss that arises should there be any breach of this warranty

20 MORTGAGEE

20 1 Subject to clause 20 2, the Mortgagee consents to this Agreement being entered into with the intention that the Site will be bound by the terms of this Agreement as if this Agreement had been executed and registered as a local land charge before the execution of the Legal Charge

20 2 Notwithstanding clause 20 1, the Mortgagee will not be liable for the performance of or any breach of the obligations contained in this Agreement unless and until they become a mortgagee in possession of the Site or any part of it

EXECUTED as a deed by the parties on the day and year first hereinbefore appearing

SCHEDULE 1

The Site

Victoria Point 44 Hathersage Road Manchester and shown for the purposes of identification only edged red on the Plan, registered under leasehold title number MAN80543, excluding the land subject to a lease of 125 years from 14 September 2004 registered under title number MAN29829

Drawing Number	Revision
0814-BPA-ZZ-ZZ-DR-A-0001	P01

SCHEDULE 2

Draft Planning Permission



Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Wesley Swanepoel
Empiric Student Property PLC
1st Floor
72 Borough High Street
London
SE1 1XF

Agent (if used)

Melissa Lee
Turley
5th Floor Transmission
6 Atherton Street
Manchester
M3 3GS

Part 1 – Particulars of the application/development

Proposal Redevelopment of existing student accommodation buildings (6 in total) to include the phased demolition and extension of the existing buildings to a maximum height of 12 storeys to form Purpose Built Student Accommodation (876 bedspaces in total) (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial (Use Class E, F1 and F2), hard and soft landscaping and associated highway works

Location Victoria Point, 44 Hathersage Road, Manchester,

Date of application 21 May 2024

Application number 139987/FO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been in accordance with the application and plans submitted subject to the condition(s) listed below (if any)

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included discussions about the form and design of the development and amended details and drawings have been provided by the applicant. The proposals are considered to be acceptable and appropriately worded conditions are proposed.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents

Drawings

0814-BPA-ZZ-ZZ-A-0120 Rev P01 Existing_Demolition Plan_Basement
0814-BPA-ZZ-ZZ-A-0121 Rev P01 Existing_Demolition Plan_Ground Floor
0814-BPA-ZZ-ZZ-A-0122 Rev P01 Existing_Demolition Plan_First Floor
0814-BPA-ZZ-ZZ-A-0123 Rev P01 Existing_Demolition Plan_Second Floor
0814-BPA-ZZ-ZZ-A-0124 Rev P01 Existing_Demolition Plan_Third Floor
0814-BPA-ZZ-ZZ-A-0125 Rev P01 Existing_Demolition Plan_Fourth Floor
0814-BPA-ZZ-ZZ-A-0126 Rev P01 Existing_Demolition Plan_Fifth Floor
0814-BPA-ZZ-ZZ-A-0127 Rev P01 Existing_Demolition Plan_Roof

0814-BPA-ZZ-ZZ-A-1001 Rev P03 Proposed_Site Plan Wide
0814-BPA-ZZ-ZZ-A-1002 Rev P04 Proposed_Site Plan
0814-BPA-ZZ-ZZ-A-1099 Rev P03 Proposed_Site Plan_Basement
0814-BPA-ZZ-ZZ-A-1100 Rev P03 Proposed_Site Plan_Ground Floor
0814-BPA-ZZ-ZZ-A-1101 Rev P03 Proposed_Site Plan_First Floor
0814-BPA-ZZ-ZZ-A-1102 Rev P03 Proposed_Site Plan_Second Floor
0814-BPA-ZZ-ZZ-A-1103 Rev P03 Proposed_Site Plan_Third Floor
0814-BPA-ZZ-ZZ-A-1104 Rev P03 Proposed_Site Plan_Fourth Floor
0814-BPA-ZZ-ZZ-A-1105 Rev P03 Proposed_Site Plan_Fifth Floor
0814-BPA-ZZ-ZZ-A-1106 Rev P02 Proposed_Site Plan_Sixth Floor
0814-BPA-ZZ-ZZ-A-1107 Rev P03 Proposed_Site Plan_Seventh Floor
0814-BPA-ZZ-ZZ-A-1108 Rev P03 Proposed_Site Plan_Eighth Floor
0814-BPA-ZZ-ZZ-A-1109 Rev P02 Proposed_Site Plan_Ninth Floor
0814-BPA-ZZ-ZZ-A-1110 Rev P01 Proposed_Site Plan_Tenth Floor
0814-BPA-ZZ-ZZ-A-1111 Rev P01 Proposed_Site Plan_Eleventh Floor
0814-BPA-ZZ-ZZ-A-1112 Rev P01 Proposed_Site Plan_Roof
0814-BPA-ZZ-ZZ-A-1150 Block 1 Rev P01- Proposed Plans_01
0814-BPA-ZZ-ZZ-A-1151 Block 1 Rev P01- Proposed Plans_02
0814-BPA-ZZ-ZZ-A-1152 Block 2 Rev P01- Proposed Plans_01
0814-BPA-ZZ-ZZ-A-1153 Block 2 Rev P01- Proposed Plans_02
0814-BPA-ZZ-ZZ-A-1154 Block 3 Rev P01- Proposed Plans_01
0814-BPA-ZZ-ZZ-A-1155 Block 3 Rev P01- Proposed Plans_02
0814-BPA-ZZ-ZZ-A-1156 Block 4 Rev P02- Proposed Plans_01
0814-BPA-ZZ-ZZ-A-1157 Block 4 Rev P02- Proposed Plans_02
0814-BPA-ZZ-ZZ-A-1158 Block 4 Rev P02- Proposed Plans_03
0814-BPA-ZZ-ZZ-A-1200 Rev P01 Proposed Elevation A-A
0814-BPA-ZZ-ZZ-A-1201 Rev P01 Proposed Elevation B-B
0814-BPA-ZZ-ZZ-A-1202 Rev P02 Proposed Elevation C-C
0814-BPA-ZZ-ZZ-A-1203 Rev P01 Proposed Elevation D-D
0814-BPA-ZZ-ZZ-A-1204 Rev P012 Proposed Elevation E-E
0814-BPA-ZZ-ZZ-A-1210 Rev P02 Block 1 - Proposed Elevations
0814-BPA-ZZ-ZZ-A-1211 Rev P01 Block 2 - Proposed Elevations
0814-BPA-ZZ-ZZ-A-1212 Rev P01 Block 3 - Proposed Elevations
0814-BPA-ZZ-ZZ-A-1213 Rev P02 Block 4 - Proposed Elevations
0814-BPA-ZZ-ZZ-A-1300 Rev P01 Proposed Section A-A
0814-BPA-ZZ-ZZ-A-1301 Rev P02 Proposed Section B-B
0814-BPA-ZZ-ZZ-A-1303 Rev P01 Proposed Section C-C
0814-BPA-ZZ-ZZ-A-1310 Rev P02 Block 1 - Proposed Sections
0814-BPA-ZZ-ZZ-A-1311 Rev P01 Block 2 - Proposed Sections
0814-BPA-ZZ-ZZ-A-1312 Rev P01 Block 3 - Proposed Sections
0814-BPA-ZZ-ZZ-A-1313 Rev P01 Block 4 - Proposed Sections

0814-BPA-ZZ-ZZ-A-4301 Rev P01 Block 3 - Bay Study_Entrance
0814-BPA-ZZ-ZZ-A-4302 Rev P01 Block 3 - Bay Study_Typical Window and Parapet

06051-5PA-MP-ZZ-DR-A-002201 Rev P03 Proposed Site Plan-Blocks 5 and 6
06051-5PA-B1-ZZ-DR-A-022101 Rev P03 Demolition Basement and Ground Plan
06051-5PA-B1-ZZ-DR-A-022102 Rev P03 Demolition First and Second Plan
06051-5PA-B1-ZZ-DR-A-022103 Rev P03 Demolition Third and Fourth Plan
06051-5PA-B1-ZZ-DR-A-022104 Rev P03 Demolition Fifth and Roof Plan
06051-5PA-B1-ZZ-DR-A-022201 Rev P04 Proposed Basement and Ground Plan
06051-5PA-B1-ZZ-DR-A-022202 Rev P06 Proposed First and Second Plan
06051-5PA-B1-ZZ-DR-A-022203 Rev P06 Proposed Third and Fourth Plan
06051-5PA-B1-ZZ-DR-A-022204 Rev P06 Proposed Fifth and Sixth Plan
06051-5PA-B1-ZZ-DR-A-022205 Rev P05 Proposed Seventh and Eighth Plan
06051-5PA-B1-ZZ-DR-A-022206 Rev P06 Proposed Ninth and Tenth Plan
06051-5PA-B1-ZZ-DR-A-022207 Rev P04 Proposed Eleventh and Roof Plan

06051-5PA-B1-XX-DR-A-042101 Rev P02 Demolition Elevations
06051-5PA-B1-XX-DR-A-042201 Rev P04 Proposed Elevation South
06051-5PA-B1-XX-DR-A-042202 Rev P03 Proposed Elevation East
06051-5PA-B1-XX-DR-A-042204 Rev P03 Proposed Section AA and South Courtyard Elevation
06051-5PA-B1-XX-DR-A-042206 Rev P04 Proposed Planning Elevations South and East
06051-5PA-B1-XX-DR-A-042207 Rev P03 Proposed Planning Elevation North and West
06051-5PA-B1-XX-DR-A-043201 Rev P02 Typical Bay 01
06051-5PA-B1-XX-DR-A-043202 Rev P02 Typical Bay 02
06051-5PA-B1-XX-DR-A-043203 Rev P02 Typical Bay 03
06051-5PA-B1-XX-DR-A-043204 Rev P02 Typical Bay 04
06051-5PA-B1-XX-DR-A-052201 Rev P02 Section BB and Section CC
06051-5PA-B1-XX-DR-A-025201 Rev P03 Proposed Living Unit Layouts 01
06051-5PA-B1-XX-DR-A-025202 Rev P03 Proposed Living Unit Layouts 02
0814-BPA-ZZ-ZZ-A-4325 Rev P00 Open Cycle Store
0814-BPA-ZZ-ZZ-A-4326 Rev P00 Closed Cycle Store

0814-BPA-ZZ-ZZ-DR-A-1050 Rev P01 Proposed_Site Phasing Plan

Landscape Drawings

12355-LUC-XX-00-DR-L-0100 Rev P12 Landscape GA Plan
12355-LUC-XX-00-DR-L-0200 Rev P05 Hard Landscape Plan - 1 of 5
12355-LUC-XX-00-DR-L-0201 Rev P04 Hard Landscape Plan - 2 of 5
12355-LUC-XX-00-DR-L-0202 Rev P05 Hard Landscape Plan - 3 of 5
12355-LUC-XX-00-DR-L-0203 Rev P06 Hard Landscape Plan - 4 of 5
12355-LUC-XX-00-DR-L-0204 Rev P06 Hard Landscape Plan - 5 of 5
12355-LUC-XX-00-DR-L-0400 Rev P06 Soft Landscape Plan - 1 of 5
12355-LUC-XX-00-DR-L-0401 Rev P04 Soft Landscape Plan - 2 of 5
12355-LUC-XX-00-DR-L-0402 Rev P04 Soft Landscape Plan - 3 of 5
12355-LUC-XX-00-DR-L-0403 Rev P04 Soft Landscape Plan - 4 of 5
12355-LUC-XX-00-DR-L-0404 Rev P03 Soft Landscape Plan - 5 of 5

Documents

Aboricultural Impact Assessment and Method Statement - Prepared by LUC April 2024
FRA and SuDS Strategy Report ref 3124 Rev 03 - Heyne Tillet Steel
Waste Management Strategy 23 August 2024 Revision 06 prepared by SLR Consulting

Transport Assessment 23 August 2024 Revision 07 prepared by SLR Consulting
Travel Plan August 2024 Revision 07 prepared by SLR Consulting
Air Quality Assessment Revision 03 - 2 May 2024 prepared by Hoare Lea
Crime Impact Statement ref 2017/0081/CIS/01 Version A
Energy Statement Rev P02 dated 17/4/2024 prepared by Atelier Ten
Environmental Standards Statement Revision P03 dated 16/4/2024 prepared by Atelier Ten
Overheating Assessment Revision P02 April 2024 prepared by Atelier Ten
Hello Student Management Ltd Property Management Plan
Television and Radio Reception Impact Assessment - GTech Surveys Ltd Version 1.0 dated 01/05/2024
Planning Noise Report 023790-R03-B 2 May 2024 prepared by Sandy Brown
Biodiversity Net Gain May 2024 prepared by Greengage
Preliminary Ecological Appraisal May 2024 prepared by Greengage
Statutory BNG Metric Dated May 2024
Phase I Geo-Environmental Assessment Report - OS/C5515/12598 January 2024
Phase II Geo-Environmental Assessment Report - OS/C5515/12691 Rev B February 2024

Reason - To ensure that the development is carried out in accordance with the approved plans Pursuant to policies SP1 and DM1 of the Core Strategy

3) Prior to the commencement of demolition works within each phase, a demolition environmental management plan outlining working practices in relation to the demolition works within that phase shall be submitted to and approved in writing by the City Council as local planning authority. The submitted management plan shall include:

- Measures to control noise and vibration,
- Dust suppression measures including measures to avoid the tracking of mud and debris onto the highway;
- Avoidance strategy for nesting birds,
- The phasing and quantification / classification of vehicular activity associated with the construction;
- Utility works and associated traffic management,
- Locations of site hoardings,
- Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway,
- Contractor parking provision,
- A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site
- Details of protection of trees that are to be retained during site set up works.

The development shall be carried out in accordance with the approved management plan

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended

Reason - To safeguard the amenities of nearby residents and for highway safety reasons and protection of wildlife pursuant to policies SP1, EN15, EN19, DM1 of the Manchester Core Strategy.

4) Prior to the commencement of development (with the exception of site clearance and demolition and the erection of site hoarding or tree protection barriers) within each phase a construction environmental management plan outlining working practices in relation to the works within that phase shall be submitted to and approved in writing by the City Council as local planning authority. The submitted management plan shall include

- Measures to control noise and vibration,
 - Dust suppression measures including measures to avoid the tracking of mud and debris onto the highway;
 - Avoidance strategy for nesting birds,
 - The phasing and quantification / classification of vehicular activity associated with the construction,
 - Utility works and associated traffic management;
 - Locations of site hoardings,
 - Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway,
 - Contractor parking provision,
 - A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.
 - Details of protection of trees that are to be retained during site set up works.
- The development shall be carried out in accordance with the approved management plan

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents and for highway safety reasons and protection of wildlife pursuant to policies SP1, EN15, EN19, DM1 of the Manchester Core Strategy.

5) a) Prior to the commencement of the development of any phase of development (including demolition work), details of a Local Benefit Proposal in relation to that phase which demonstrates commitment to recruit local labour for the duration of the construction of the phase of development, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the phase of development to which it relates to. In this condition a Local Benefit Proposal means a document which includes

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Within one month prior to construction work being completed in any relevant phase, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)

6) Notwithstanding the details contained within the Flood Risk Assessment and SuDs strategy, prior to the commencement of development within each phase of development, with the exception of any demolition or site clearance works, a surface water drainage scheme prepared in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the City Council as local planning authority

The submitted scheme should set out the drainage strategy for the whole site together with the details of the relevant phase of development and shall include the following

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Development must be limited to greenfield runoff up to a 1 in 100-year event, including climate change allowance
- A finalised drainage layout showing all components, outfalls, levels and connectivity
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45 % Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change
- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
- Construction details of flow control and all SuDS elements
- A plan indicating easement. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753)
- Finished floor levels and proposed ground levels plan.

The development shall be carried out in accordance with the agreed details

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

7) No vegetation or tree clearance shall take place during the optimum period for bird nesting between 1st March and 31st August inclusive, unless nesting birds have been shown to be absent by a suitably qualified expert prior to vegetation being cleared and such confirmation being submitted to and agreed in writing by the City Council as local planning authority.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment and Method Statement - Prepared by LUC April 2024; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy

10) Prior to above ground works within any phase, with the exception of site clearance and demolition, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority in relation to that phase

- i baseline samples and specifications of all materials to be used on all external elevations;
- ii drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme and
- iii a programme for the production of the full sized sample panels and for a strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN3 and DM1 of the Core Strategy.

11) Prior to the commencement of development in any phase (excluding demolition works), a report shall be prepared outlining what measures, if any, are required to remediate the land to which the phase relates (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority

The development of that relevant phase of development shall be carried out in accordance with the agreed details

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17 and EN18 of the Core Strategy

12) a) When a phase of development commences, that phase of development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to first occupation of the phase of development a Completion/Verification Report to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy shall be submitted to for approval in writing by the City Council as local planning authority.

b) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17 and EN18 of the Core Strategy

13) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

14) No phase of development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme in relation to that phase have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include

- Verification report providing photographic evidence of construction as per design drawings,
- As built construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason. To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development

15) Within 3 months of the commencement of development (excluding demolition work), full details of off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority. Such works shall include:

- Required amendments to TRO's at Hathersage Road/Bax Road junction.
- Reinstatement of footway to Hathersage Road frontage
- Scheme for the provision of pedestrian/cycle wayfinding signage
- Scheme for the provision of one Car Club Bay
- Installation of dropped kerbs and tactile paving to the southern side of Hathersage Road between and including the junctions of Eston Street and Olney Street

The development shall not be occupied until the highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed details.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy

16) Within 3 months of the commencement of development (excluding demolition work), a scheme for the provision of electric car charging points to be installed within the development shall be submitted to and agreed in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with the agreed details and be retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy

17) Prior to the commencement of development in each phase, with the exception of demolition and site clearance, a Delivery and Servicing Management Strategy in relation to the operation of the Purpose Built Student Accommodation within that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of any internal loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:

- Designated delivery drop-off points
- Delivery and servicing hours for the site
- Provision of clear signage in common areas to guide delivery drivers to the drop-off point,
- Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries,
- Establish specific delivery hours for residents of the development where possible,

- Periodically review how the drop-off process is working and encourage resident feedback,
- Set up a secure delivery holding area within the development, and
- Monitor Security Concerns

The development shall operate in accordance with the agreed strategy

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy

18) Prior to any approved commercial use at the development as identified on the approved plans being occupied, a Delivery and Service Management Strategy in relation to the operation of that use shall be submitted in writing and approved by the City Council as local planning authority. This shall include proposals for waste management and collection and arrangements for deliveries to the site. The commercial use shall be thereafter be operated in accordance with the agreed details

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy

19) Prior to the first occupation of any phase of development hereby approved an Arrival/Departure Strategy in relation to that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The strategy shall set out details of how cars arriving and departing the site at the beginning and end of academic year are to be managed. The development shall be subsequently carried out in accordance with the agreed strategy

Reason - To ensure that an appropriate strategy is in place to deal with peak periods of car arrivals and departures to the site and to minimise the impacts on the surrounding highway network pursuant to policy T2 and DM1 of the Core Strategy

20) Prior to the first occupation of any phase of development hereby approved a detailed Travel Plan in relation to that phase shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the residential accommodation hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those residing or employed in the development;
- (2) A commitment to surveying the travel patterns of occupiers and staff during the first three months of the development and thereafter from time to time,
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services, and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development within any phase, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

21) Prior to the first occupation of any phase of development hereby approved the details of the space and facilities for bicycle parking associated with that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted details shall include detail of the access routes to the facilities including details of any ramps required to access them. The approved spaces and facilities shall then be installed, retained and permanently reserved for bicycle parking for users of the development.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy

22) Prior to the first occupation of any phase of development hereby approved, details of a car parking management plan in relation to that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The plan shall include:

- details of the allocation of parking spaces at the development,
- the management arrangements of the spaces,
- the ongoing monitoring of parking spaces including the demand for accessible spaces,
- provision of additional accessible spaces if the monitoring of spaces undertaken as part of the management plan indicates the need for additional spaces,
- the arrangements for the allocation of short-term permits;
- how unauthorised parking at the site is managed and monitored

The development shall be operated in accordance with the agreed details whilst occupied

Reason - In order to ensure adequate management arrangements are in place for the car parking spaces on site pursuant to policies DM1 and T1 of the Core Strategy

23) The car parking spaces as identified on the approved plans listed within condition 2 of this decision shall be laid out, demarcated and be ready for use prior to the first occupation of the residential accommodation associated with the phase of development in which the car parking is located. The parking areas shall be available for use at all times whilst the development is in operation

Reason - To ensure that there is adequate car parking for the development proposed when the building is in use, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

24) a) Fumes, vapours and odours associated with the operation of the purpose built student accommodation in each phase of development shall be extracted and discharged from the premises in accordance with a scheme for that phase of purpose built student accommodation to be submitted to and approved in writing by the City Council as local planning authority before the use of the purpose built student accommodation within that phase commences.

b) Prior to the first use of each phase of purpose built student accommodation hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme in relation to that phase has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to Core Strategy policy DM1

25) a) Fumes, vapours and odours associated with the operation of the approved commercial space as shown on the approved plans in the relevant phase/s of development shall be extracted and discharged from the premises in accordance with a scheme for that commercial space submitted to and approved in writing by the City Council as local planning authority before the use of that commercial space commences

b) Prior to the first use of each defined area of commercial space hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme in relation to that commercial space has been implemented

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to Core Strategy policy DM1

26) a) Within three months of the commencement of development within each phase, (excluding demolition and site clearance), an external lighting scheme in relation to that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The scheme shall be designed so as to control glare and light overspill onto nearby residential properties and in line with best practices to avoid impacts on nocturnal animals.

b) Prior to occupation of the respective phase of development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria

Reason - To safeguard the amenities of the occupiers of nearby properties and protected species pursuant to policies EN15 and DM1 of the Core Strategy

27) a) Externally mounted ancillary plant, equipment and servicing shall be selected and installed in each phase of the development in accordance with the approved scheme within the Planning Noise Report 023790-R03-B 2 May 2024 prepared by Sandy Brown.

b) Prior to the operation of any external plant, equipment and servicing within each relevant phase of development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the phase of development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that the noise criteria have been met and include a schedule for the testing of emergency generators at the site. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

28) a) The acoustic insulation of the development hereby approved and each phase within it shall be carried out in accordance with the approved Planning Noise Report 023790-R03-B 2 May 2024 prepared by Sandy Brown.

b) Prior to the first occupation of the relevant phase of development, a verification report shall be submitted to and agreed in writing by the City Council as local planning authority to validate that the work undertaken throughout that phase of development conforms to the recommendations and requirements in the acoustic insulation scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

29) a) Prior to the commencement of development of any phase that contains non-residential areas (gym, commercial uses) a scheme for the acoustic insulation and treatment of those areas to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

b) Prior to the first use of the commercial unit verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

30) Prior to the first use of the ground floor commercial unit within Block 6, details of a schedule of hours and days of opening of the unit shall be submitted to and agreed in writing by the Council as local planning authority. The unit shall be subsequently operated in accordance with the agreed details.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

31) The first use of the ground floor commercial unit within Block 6 as identified on the approved plans to be implemented shall thereafter be the permitted use of that unit.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development pursuant to Policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

32) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07 30 to 20 00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

33) The approved scheme for the storage and disposal of refuse contained within the approved Waste Management Strategy 23 August 2024 Revision 06 prepared by SLR Consulting shall be implemented as part of each relevant phase of development and shall remain in situ whilst the use or development is in operation

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy

34) Prior to the first use of the roof terraces associated with Blocks 6,5,4,3 and 2, the opening hours for the roof terrace shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The roof terrace shall only operate in accordance with the approved roof terrace opening hours. There shall be no amplified sound or music used on the roof terrace.

Reason - In the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)

35) a) The approved hard and soft landscaping scheme as set out within the approved landscape drawings listed within condition 2 of this decision notice shall be implemented within 12 months of the first use of each relevant phase of development.

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

36) Prior to the first use of any phase of the development hereby approved, full details of the specification and locations of bat and bird boxes to be installed within that phase and the timescale for their installation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall thereafter be installed in accordance with the agreed details and approved timescale and thereafter be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

37) Prior to any works on the proposed development commencing (excluding demolition and site clearance), a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain

A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application

B) Descriptions of the management operations necessary to achieving aims and objectives.

- C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement
- D) Details of monitoring needed to measure the effectiveness of management
- E) Details of the persons responsible for the implementation and monitoring
- F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets
- G) Reporting on years 1, 2, 5, 10, 20 and 30'

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended)

38) Each phase of development, shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation or equivalent accreditation in respect of that phase of development

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

39) Notwithstanding the TV and Radio Reception Study prepared by GTech Surveys as listed within condition 2 of this decision, prior to the commencement of development within each relevant phase, with the exception of demolition and site clearance works, studies containing the following with regard to television reception in the area containing the site as relevant to that phase shall be submitted to and approved in writing by the City Council as local planning authority:

- a) Measure the existing television signal reception within the potential impact area identified before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission and shall include an assessment of the survey results obtained
- b) Assess the impact of the development on television signal reception within the potential impact area identified in a) above within one month of the practical completion of the relevant phase of development or before the relevant phase of development is first occupied, whichever is the sooner, and at any other time during the construction of the relevant phase of development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above. The measures identified must be carried out either before the building is first occupied within each phase of development or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception. In the interest of residential amenity, as specified in policy DM1 of Core Strategy

40) The student accommodation element of the development hereby approved shall be used as purpose built student accommodation (PBSA) (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights)

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval, to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

41) Within 3 months of the completion of a phase of development, a verification statement/ certification shall be submitted to and approved in writing, by the City Council as local planning authority confirming the incorporation of the specified measures detailed within the submitted Energy Statement and Environmental Standards Statement as listed within condition 2 of this decision as they relate to that phase. Any deviations from the approved details shall be clearly set out along with measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

42) The areas of the application site immediately adjacent the accesses to existing doors and rear car parking areas on the eastern, northern and western boundary of Victoria Baths shall be maintained and kept clear of obstructions, street furniture, above ground structures temporary or permanent as indicated on the approved hard landscaping drawings whilst Victoria Baths are in use.

Reason - In order to maintain accesses to the Grade II* Listed Building to enable its ongoing operation and use pursuant to policy EN3 of the Core Strategy and JP-P2 of Places for Everyone and section 16 of the NPPF.

43) Within 3 months of the commencement of development of Block 4 as identified on the submitted drawings listed in condition 2 of this decision, a scheme for the obscure glazing and inclusion of opening limiters to the three windows to the residential accommodation on the first, second and third floors of the northern elevation of Block 4 shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be installed prior to the first use of the rooms served by the windows and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

44) Prior to the first occupation of Blocks 2,3 and 4 as indicated on the approved drawings listed in condition 2 of this decision, the windows serving the internal

staircases on the first, second and third floors of the northern elevation of these buildings shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

45) Prior to the first occupation of the development hereby approved, a community engagement strategy shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall include details of the methods and types of engagement with residents and residents groups; and, including contact details for the operator of the development and locations where such information would be displayed and/or available to view. The development shall be operated in accordance with the agreed strategy at all times in the future whilst the premises is in use as managed student accommodation.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

INFORMATIVE 1: Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in

the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides them with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This informative does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting reference LSBUD Ref: 33660816

DRAFT DECISION

Date

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 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 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-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

Appendix A



The Coal
Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

SCHEDULE 3

THE OWNER'S COVENANTS

The Owner hereby covenants with the Council as follows

- 1 To notify the Council in writing within 5 (five) Working Days of Commencement of Development
- 2 Not to allow first Occupation of the Market Student Accommodation Units in any Completed Phase until the Required Number of Discounted Student Accommodation Units have been made ready for Occupation
- 3 To carry out and manage the Development in accordance with the Discounted Student Accommodation Statement
- 4 The Council and the Owner acknowledge and declare that the requirement to provide the Discounted Student Accommodation Units applies to the Development as a whole and that Discounted Student Accommodation Units may be provided in Completed Phases and/or Undeveloped Phases and further that there is no obligation to provide the Discounted Student Accommodation Units or any number of Discounted Student Accommodation Units within any Phase or Phases
- 5 The Council and the Owner acknowledge and declare that provided the Required Number (Cumulative) of Discounted Student Accommodation Units is maintained at all times Market Student Accommodation Units or Existing Student Accommodation Units may switch to Discounted Student Accommodation Units and vice versa as vacancies and nominations require

SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner as follows

- 1 To issue the Planning Permission within two (2) Working Days of the date hereof

SCHEDULE 5

THE DISCOUNTED STUDENT ACCOMMODATION STATEMENT

This statement has been prepared in support of the development of Victoria Point 44 Hathersage Road Manchester shown for the purposes of identification only edged red on the Plan, and addresses the provision of Discounted Student Accommodation

This statement may be amended by the Owner from time to time provided that such amendments are first approved by the Council in writing

This statement includes details of

- i the provisions governing the tenure and location of the Discounted Student Accommodation Units, which shall consist of up to 62 (sixty two) of the total number of 876 (eight hundred and seventy six) Student Accommodation Units provided on the Site,
- ii the arrangements for the management of the Discounted Student Accommodation Units,
- iii the arrangements to ensure that such provision is retained in perpetuity as Discounted Student Accommodation and is affordable for both the first and subsequent occupiers of the Discounted Student Accommodation Units, and
- iv the occupancy criteria to be used for determining the identity of occupiers of the Discounted Student Accommodation Units and the means by which such occupancy criteria shall be enforced

The following information is provided in respect of each of the criteria,

- i The scheme requires the provision of the following Discounted Student Accommodation Units triggered by Occupation of each Completed Phase,

Completed Phase	Discounted Student Accommodation Units
1	-5
2	8
3	8
4	20
5	9
6	22
	Completed Development total: 62

- ii The Owner shall make the Discounted Student Accommodation Units as detailed above available for Occupation at the same time as the Market Student Accommodation Units in the relevant Completed Phase are made available for

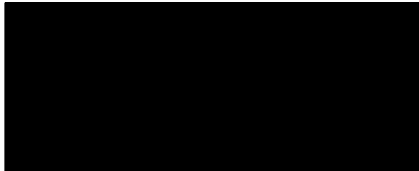
Occupation The Owner and the Council acknowledge that the Discounted Student Accommodation Units may be provided within any part of the Development and there is no requirement to provide Discounted Student Accommodation Units triggered by the Completed Phase within that Phase

- iii The Owner shall notify the Council at the beginning of each academic year of the location of the Discounted Student Accommodation Units within the Development for the coming academic year and each such Discounted Student Accommodation Unit shall not (subject to paragraph (ix) below) be used other than for Discounted Student Accommodation for that academic year
- iv The Student Accommodation Units shall be of tenure blind design and for the avoidance of doubt the Discounted Student Accommodation Units shall be of the same design, fit out and size as the equivalent Existing or Market Student Accommodation Units and the rent shall include all utility bills and use of the same facilities and on-site amenity spaces (including gymnasium) as the equivalent Existing or Market Student Accommodation Units
- v The Owner will be responsible to the Council under this Agreement for the management, control, future lettings and maintenance of the Discounted Student Accommodation Units Nothing in this paragraph v prevents or restricts the Owner from entering into operational management and maintenance arrangements with a third party (which might include a higher education institution) or entering into nomination arrangements with a higher education institution
- vi The rent levels of each Discounted Student Accommodation Unit will be set at a level of no more than 80% (eighty per cent) of the rent level of the equivalent Existing Student Accommodation Unit or equivalent Market Student Accommodation Unit (as applicable)
- vii The Owner shall use Best Endeavours to make the Discounted Student Accommodation Units available to Eligible Students and shall secure this each academic year as follows
 - a The Owner shall work with one or more Manchester Higher Education Institution to make the Discounted Student Accommodation Units available to Eligible Students in receipt of the full amount of the Maintenance Loan
 - b In the event the Owner is unable to allocate any number of the Discounted Student Accommodation Units to Eligible Students in receipt of the full amount of the Maintenance Loan, the Owner shall notify and provide written evidence to the Council of the steps taken to allocate those Discounted Student Accommodation Units to Eligible Students in receipt of the full amount of the Maintenance Loan
 - c If pursuant to paragraph (vi)(b) the Owner has demonstrated to the reasonable satisfaction of the Council (such satisfaction to be confirmed in writing and not to be unreasonably withheld or delayed) that it is unable to allocate any number of the Discounted Student Accommodation Units to Eligible Students in receipt of the full amount of the Maintenance Loan, the Owner shall work with one or more Manchester Higher Education Institution to make the unallocated Discounted Student Accommodation Units available to students in receipt of any amount of the means tested element of the Maintenance Loan
 - d In the event that the Owner is unable to allocate any number of the Discounted Student Accommodation Units to students under the provisions of paragraph vii(a) and (vii)(c) any unallocated Discounted Student Accommodation Units may be made available to any students whether or not in receipt of the Maintenance Loan

- e In the event that a Discounted Student Accommodation Unit becomes vacant during the academic year it shall continue to be a Discounted Student Accommodation Unit unless and until it is Occupied as an Existing Student Accommodation Unit or a Market Student Accommodation Unit
- viii The Owner shall provide a monitoring statement to the Council on an annual basis regarding the Discounted Student Accommodation in a form to be agreed between the parties which shall set out
 - a) the approach to letting the Discounted Student Accommodation Units,
 - b) the ongoing occupancy status of the Discounted Student Accommodation Units, and
 - c) how the Owner is meeting the requirements of The Discounted Student Accommodation Statement
- ix The Council and the Owner acknowledge and declare that the Owner may manage its Student Accommodation Units in a way that Existing Student Accommodation Units or Market Student Accommodation Units may switch to Discounted Student Accommodation Units and vice versa as vacancies and nominations require PROVIDED THAT the Relevant Number (Cumulative) of Discounted Student Accommodation Units is maintained at all times

01130549

THE COMMON SEAL of **THE COUNCIL OF THE**
CITY OF MANCHESTER was hereunto affixed in
pursuance of an Order of the Council of the said City:

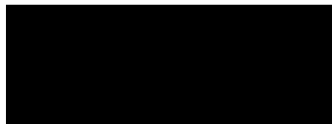


AUTHORISED SIGNATORY

Executed as a Deed by
EMPIRIC (MANCHESTER VICTORIA POINT) LIMITED
acting by two directors

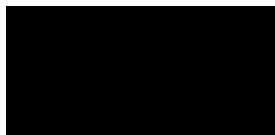
Signature of Director:

Name: **Duncan Garrood**



Signature of Director:

Name: **Donald Aaron Grant**



Executed as a DEED by
MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY

By:

Name: **Helder Pereira**

Title: **Head of Finance, Investment, Real Estate Services & GBS Law**

