AshtonHale

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

Submitted via Planning Portal (ref: PP-14964874)

27 May 2026

Dear Jennifer

Application for the Discharge of Condition 63 of 137401/FO/2023: Full Planning Permission for a PBSA and Sciences and Innovation Development at Upper Brook Street, Manchester.

On behalf of our client, Alliance UBS Limited ('the Applicant'), please find enclosed an application made to discharge Condition 63 pursuant to permission 137401/FO/2023 at land between Upper Brook Street, Kincardine Road, and Grosvenor Street ('the Site'). Permission was granted on 29th November 2024 for the following description of development:

> *Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works*

For clarity, material provided as part of this planning application refers only to the approved sci-tech buildings.

Condition 63
Condition 63 states:

> *Prior to the commencement of demolition at a plot of development, a detailed construction management plan outlining working practices for that plot of development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the construction management plans shall include:*
> - *Display of an emergency contact number;*

- *Communication strategy with residents;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*

To discharge Condition 63, a Demolition Method Statement and Management Plan has been prepared for Plot 3 of the development. This document sets out the demolition works to be carried out as part of the project.

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

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AshtonHale Ltd