AshtonHale

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

Submitted via Planning Portal (ref: PP-14894387)

02nd June 2026

Dear Jennifer

Application for the Discharge of Condition 51 of 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

On behalf of our client, McLaren Property (UBS 1) Ltd ('the Applicant'), please find enclosed an application made to discharge Conditions 51 pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). The permission was granted on 29th November 2024 for the following description of development:

> *Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings*

Material provided as part of this planning application refers **only** to the approved PBSA Building. A separate application will be submitted in respect of the approved life science building.

Condition 51
Condition 51 states:

> *Prior to the first occupation of the development, a detailed 30 year landscape environmental management plan (LEMP) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas for the relevant development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the relevant phase of development and remain in for the duration of the plan.*

In order to satisfy the requirements of Condition 51, Brooks Ecological have prepared a Landscape and Ecology Management Plan to detail the management and monitoring measures that will be taken to maintain the landscaping areas of the PBSA building. This document includes a timeline on how these measures will be carried out over the next thirty years.

Summary

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,



Cait O'Dowd
Planner



AshtonHale Ltd