AshtonHale

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

Submitted via Planning Portal (ref: PP-14982294)

03 June 2026

Dear Jennifer

Application for the Discharge of Condition 9 of 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

On behalf of our client, Kadans Science Partner 8 UK Ltd ('the Applicant'), please find enclosed an application made to discharge Condition 9 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 life science building.

Condition 9
Condition 9 states:

> *Prior to any above ground works to the Sci-Tech plot of the development (excluding demolition works), all material to be used on all external elevations of the relevant plot of Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.*
>
> *The approved materials shall then be implemented as part of the relevant plot of the development.*

To discharge the requirements of Condition 9, the Applicant has provided specifications of all materials to be used on external elevations of the development. These specifications can be found within the submitted documents, details of which are appended to this Covering Letter.

We respectfully request confirmation of a convenient time for the planning officer to visit the site at the earliest opportunity in order to inspect the proposed VMU materials and would appreciate guidance on when such a visit could be arranged.

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

Appendix I

Condition 9 Submission Documents

UBS-CLK-ZZ-ZZ-D-X-000001_VMU - Part Elevation and Partial SectionsA4 - Authorised MSCC020
UBS-CLK-ZZ-ZZ-D-X-000001_VMU - Part Elevation and Partial SectionsA4 - Authorised MSCC020
UBS-CLK-ZZ-ZZ-D-X-000100_VMU - Vertical Section Detail - Bottom GRC to Glass A4 - Authorised MSCC020
UBS-CLK-ZZ-ZZ-D-X-000100_VMU - Vertical Section Detail - Bottom GRC to Glass A4 - Authorised MSCC022
UBS-CLK-ZZ-ZZ-D-X-000101_VMU - Vertical Section Detail - Middle GRC to Corrugated Panel_A4 - Authorised MSCC020
UBS-CLK-ZZ-ZZ-D-X-000101_VMU - Vertical Section Detail - Middle GRC to Corrugated Panel_A4 - Authorised MSCC020
UBS-CLK-ZZ-ZZ-D-X-000102_VMU - Vertical Section Detail - Top GRC to Perforated Panel_A4 - Authorised (MSC)_C02_0
UBS-CLK-ZZ-ZZ-D-X-000102_VMU - Vertical Section Detail - Top GRC to Perforated Panel_A4 - Authorised (MSC)_C02_2
UBS-CLK-ZZ-ZZ-D-X-000103_VMU - Vertical Section Detail - Bottom GRC to Aluminium Solid Panel_A4 - Authorised (MSC)_C02_0
UBS-CLK-ZZ-ZZ-D-X-000103_VMU - Vertical Section Detail - Bottom GRC to Aluminium Solid Panel_A4 - Authorised (MSC)_C02_2
UBS-CLK-ZZ-ZZ-D-X-000104_VMU - Vertical Section Detail - Middle GRC to Aluminium Solid Panel_A4 - Authorised (MSC)_C02_1
UBS-CLK-ZZ-ZZ-D-X-000104_VMU - Vertical Section Detail - Middle GRC to Aluminium Solid Panel_A4 - Authorised (MSC)_C02_2
UBS-CLK-ZZ-ZZ-D-X-000105_VMU - Vertical Section Detail - Top GRC to Aluminium Soild Panel_A4 - Authorised (MSC)_C02_0
UBS-CLK-ZZ-ZZ-D-X-000105_VMU - Vertical Section Detail - Top GRC to Aluminium Soild Panel_A4 - Authorised (MSC)_C02_2
UBS-CLK-ZZ-ZZ-D-X-000106_VMU - Horizontal Section Detail - Aluminium Solid Panel to Glass_A4 - Authorised (MSC)_C02_0
UBS-CLK-ZZ-ZZ-D-X-000106_VMU - Horizontal Section Detail - Aluminium Solid Panel to Glass_A4 - Authorised (MSC)_C02_2
UBS-CLK-ZZ-ZZ-D-X-000107_VMU - Horizontal Section Detail - Solid Panel to Corrugated Panel_A4 - Authorised (MSC)_C02_0
UBS-CLK-ZZ-ZZ-D-X-000107_VMU - Horizontal Section Detail - Solid Panel to Corrugated Panel_A4 - Authorised (MSC)_C02_2
UBS-CLK-ZZ-ZZ-D-X-000107_VMU - Horizontal Section Detail - Solid Panel to Corrugated Panel_A4 - Authorised (MSC)_C02_3
UBS-CLK-ZZ-ZZ-D-X-000108_VMU - Horizontal Section Detail - GRC to Unit_A4 - Authorised (MSC)_C02_0
UBS-CLK-ZZ-ZZ-D-X-000108_VMU - Horizontal Section Detail - GRC to Unit_A4 - Authorised (MSC)_C02_2
UBS-CLK-ZZ-ZZ-D-X-000109_VMU - Horizontal Section Detail - Solid Panel to Perforated Panel_A4 - Authorised (MSC)_C02_0
UBS-CLK-ZZ-ZZ-D-X-000109_VMU - Horizontal Section Detail - Solid Panel to Perforated Panel_A4 - Authorised (MSC)_C02_2

UBS-CLK-ZZ-ZZ-D-X-000109_VMU - Horizontal Section Detail - Solid Panel to Perforated Panel_A4 - Authorised (MSC)_C02_3
UBS-CLK-ZZ-ZZ-D-X-000110_VMU - Horizontal Section Detail - Aluminium Solid Panel to Jamb_A4 - Authorised (MSC)_C02_0
UBS-CLK-ZZ-ZZ-D-X-000110_VMU - Horizontal Section Detail - Aluminium Solid Panel to Jamb_A4 - Authorised (MSC)_C02_2
UBS-CLK-ZZ-ZZ-D-X-000110_VMU - Horizontal Section Detail - Aluminium Solid Panel to Jamb_A4 - Authorised (MSC)_C02_3
UBS-CLK-ZZ-ZZ-D-X-000111_VMU Steel Support G.A. and Details - Sh 1 of 3_A3 - Authorised (MSC)_P01_1
UBS-CLK-ZZ-ZZ-D-X-000111_VMU Steel Support G.A. and Details - Sh 1 of 3_A3 - Authorised (MSC)_P01_2
UBS-CLK-ZZ-ZZ-D-X-000112_VMU Steel Support G.A. and Details - Sh 2 of 3_A3 - Authorised (MSC)_P01_0
UBS-CLK-ZZ-ZZ-D-X-000112_VMU Steel Support G.A. and Details - Sh 2 of 3_A3 - Authorised (MSC)_P01_2
UBS-CLK-ZZ-ZZ-D-X-000113_VMU Steel Support G.A. and Details - Sh 3 of 3_A3 - Authorised (MSC)_P01_1
UBS-CLK-ZZ-ZZ-D-X-000113_VMU Steel Support G.A. and Details - Sh 3 of 3_A3 - Authorised (MSC)_P01_2
UBS-CLK-ZZ-ZZ-D-X-000114_VMU - Horizontal Section Detail GRC to Steel Frame_B2 - Authorised (MSC)_P02_0
UBS-CLK-ZZ-ZZ-D-X-000114_VMU - Horizontal Section Detail GRC to Steel Frame_B2 - Authorised (MSC)_P02_2
UBS-CLK-ZZ-ZZ-D-X-000115_VMU - Vertical Section Detail GRC to Steel Frame_A2 - Authorised (MSC)_P02_0
UBS-CLK-ZZ-ZZ-D-X-000115_VMU - Vertical Section Detail GRC to Steel Frame_A2 - Authorised (MSC)_P02_2
UBS-CLK-ZZ-ZZ-T-X-000012
UBS-CLK-ZZ-ZZ-T-X-001008
UBS-SRA-XX-XX-SP-A-08011
UBS-SRA-XX-XX-SP-A-26031 - Z31
UBS-SRA-XX-XX-SP-A-26033- Z33