DATED 2026

THE COUNCIL OF THE CITY OF MANCHESTER

– and –

FIRST STREET DEVELOPMENT LIMITED

– and –

DOWNING LIVING (MANCHESTER SOUTH) GP LIMITED (company number 70526 Guernsey) (acting as general partner of DOWNING LIVING (MANCHESTER SOUTH) LIMITED PARTNERSHIP INCORPORATED (LP number 4271 Guernsey)) and DOWNING LIVING (MANCHESTER SOUTH) NOMINEE LIMITED (company number 70527 Guernsey)

– and –

DOWNING LIVING (MANCHESTER) GP LIMITED (company number 66001 Guernsey) (acting in its capacity as general partner of DOWNING LIVING (MANCHESTER) LIMITED PARTNERSHIP INCORPORATED (LP number 3263 Guernsey)) and DOWNING LIVING (MANCHESTER) NOMINEE LIMITED (company number 66004 Guernsey)

AGREEMENT

pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) relating to land at Plot 11 Block C, First Street South, Manchester, M15 6JE

City Solicitor

P O Box 532

Town Hall

Albert Square

Manchester

M60 2LA

L/JGH/PLA001/84062

THIS AGREEMENT is made the day of 2026

BETWEEN:

(1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester, M60 2LA (the **"Council"**); and

(2) **FIRST STREET DEVELOPMENT LIMITED** (company number 11168919) whose registered office is at Floor 1, 7 Constance Street, Manchester M15 4JQ (the "**First Owner**")

(3) **DOWNING LIVING (MANCHESTER SOUTH) GP LIMITED** (company number 70526 Guernsey) (acting as general partner of **DOWNING LIVING (MANCHESTER SOUTH) LIMITED PARTNERSHIP INCORPORATED** (LP number 4271 Guernsey)) and **DOWNING LIVING (MANCHESTER SOUTH) NOMINEE LIMITED** (company number 70527 Guernsey) each of whose registered office is at First Floor, Le Marchant House, Le Truchot, St Peter Port, Guernsey GY1 1GR (the **"Second Owner"**)

(4) **DOWNING LIVING (MANCHESTER) GP LIMITED** (company number 66001 Guernsey) (acting in its capacity as general partner of **DOWNING LIVING (MANCHESTER) LIMITED PARTNERSHIP INCORPORATED** (LP number 3263 Guernsey)) and **DOWNING LIVING (MANCHESTER) NOMINEE LIMITED** (company number 66004 Guernsey) each of whose registered office is at First Floor, Le Marchant House, Le Truchot, St Peter Port, Guernsey GY1 1GR (the **"Third Owner"**)

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 Council is also the freehold owner of the part of the Site registered at the Land Registry with Title Absolute under Title Number MAN41980 together with but subject to all matters contained or referred to in the Title Register thereunder but is not entering into this Agreement as a landowner.

C The First Owner is the freehold owner of the part of the Site registered at the Land Registry with Title Absolute under Title Numbers GM15844, GM898530 and LA182162 together with but subject to all matters contained or referred to in the Title Registers thereunder.

D The Second Owner is the leasehold owner of the part of the Site registered at the Land Registry with Title Absolute under Title Numbers MAN381457 and MAN406507 together with but subject to all matters contained or referred to in the Title Registers thereunder and the equitable leasehold owner of land comprised in a transfer dated the 16th April 2026 forming part of Title number MAN336472.

E The Third Owner is the leasehold owner of the part of the Site registered at the Land Registry with Title Absolute under Title Number MAN336472 together with but subject to all matters contained or referred to in the Title Registers thereunder.

F On the 29th April 2026 an application was made to and remains pending at the Land Registry to register (i) the transfer dated the 16th April 2026 of part of the land comprised within title number MAN336472 from the Third Owner to the Second Owner such transfer provisionally assigned Title Number MAN473023, and (ii) the release dated the 8th May 2026 of the said part from the registered charges dated the 7th December 2022 and the 11th March 2025 in favour of Trimont Europe Limited (company number 08687097).

G 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.

H 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.

I The Owners have 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.

J 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.

K 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;

"**Accessible Cluster Bedroom**" means a Discounted Student Accommodation Unit which is an accessible bedroom with communal living space as shown in the Application;

"**Accessible Studio**" means a Discounted Student Accommodation Unit which is an accessible self-contained unit as shown in the Application;

"Accessible Unit" means either an Accessible Studio or an Accessible Cluster Bedroom which is a Discounted Student Accommodation Unit and "Accessible Units" shall be construed accordingly;

"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 138831/FO/2023 for planning permission for the erection of a ground plus 28-storey building plus plant level, comprising purpose-built student accommodation (PBSA -Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements;

"Architect" means Simpson Haugh Architects Limited of 4 Commercial Street, Manchester M15 4RQ;

"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 / landowner in the context of the Development;

"**Block Plan**" means Drawing 10266-Z0-A-G100-PL-00-99001 attached at Schedule 5 of the Section 106 Agreement dated 9 March 2021 between The Council of the City of Manchester (1) Southside Regeneration Limited (2) Downing Living (Manchester) GP Limited (acting as general partner of Downing Living (Manchester) Limited Partnership Incorporated and Downing Living (Manchester) Nominee Limited) (3) and Downing Living (First Street) GP Limited (acting as general partner of Downing Living (First Street) Limited Partnership Incorporated and Downing Living (First Street) Nominee Limited)

"**Building A/B**" means the building as identified on the Block Plan;

"**Building D**" means the building as identified on the Block Plan;

"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;

"Completion of Construction" the date upon which a valid certificate of completion shall have been issued in respect of the Development for the purposes of the Building Act 1984 and the Building Regulations 2010 or any amendment or replacement of the same and **"**Completed**"** and "Completion" shall be construed accordingly;

"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;

"Disabled Eligible Student" an Eligible Student with a disability who requires an Accessible Unit and "Disabled Eligible Students" shall be construed accordingly;

"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 Unit" means a Student Accommodation Unit that is also Discounted Student Accommodation and "Discounted Student Accommodation Units" shall be construed accordingly;

"Discounted Student Accommodation Statement" the written statement detailing the provision of the Discounted Student Accommodation at Schedule 5;

"Eligible Student" means a student enrolled on a Full Time Higher Education Course at any Manchester Higher Education Institution who is in receipt of the full amount of Maintenance Loan or (in the event the Maintenance Loan ceases to be available) such other affordability criteria as the Council and the Owners agree;

"Expert" a professional expert in town planning, who is a Chartered Member of the Royal Town Planning Institute 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;

"**Implementation**" means the carrying out of a material operation as defined in sections 56(2) and (4) of the 1990 Act in respect of the Development or the relevant part thereof as the context requires and "**Implement**" and "**Implemented**" shall be construed accordingly

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

"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 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 (eleven thousand one hundred and eighty-six pounds and forty pence) 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 that is also Market Student Accommodation and "Market Student Accommodation Units" shall be construed accordingly;

"Nomination Agreement" means an agreement between the Owners and any Manchester Higher Education Institution which allows the Manchester Higher Education Institution to nominate Eligible Students to let the Discounted Student Accommodation Units;

"Occupation" means occupation of any part of the Development 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 Dwellings or occupation for marketing or display or occupation in relation to security operations and "Occupy" and "Occupied" shall be construed accordingly;

"**Owners**" means (collectively) the First Owner the Second Owner and the Third Owner;

"Plan" the plan attached to this Agreement;

"Planning Obligations" shall mean the obligations of the Owners specified in the Schedules;

"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;

"**Practical Completion**" means the substantial completion of any part of the development authorised by planning permission reference 125573/FO/2019 dated 9 March 2021 (including the completion of a building) whereupon a certificate of practical completion is issued by an architect or other suitably qualified professional for the purposes of the Building Act 1984 and the Building Regulations 2010 or any amendment or replacement of the same;

"Regulations" the Community Infrastructure Levy Regulations 2010;

"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 and "Student Accommodation Units" shall be construed accordingly;

"Utility Undertaker" means any provider of gas, electricity, energy, water, sewage, heating, cooling or telecommunications services occupying premises within the Site for the purposes of supplying any one or more of those services to any member of the public or any occupier of premises within the Site;

"Waste Management Strategy" means the strategy for managing waste at the Development annexed to this Agreement at Annex 1 as may be amended by the Owners from time to time provided that such amendments are first approved by the Council in writing;

"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 Owners 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 Owners.

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 3, 4, 8, 10, 14, 16 and 17 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 Owners) 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 OWNERS' COVENANTS

5.1 The Owners on behalf of themselves and any person deriving title to any part of the Site from the Owners 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.

6 THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owners 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 Owners otherwise agree be referred to an Expert to be appointed by agreement between the Council and the Owners.

7.2 If the Council and the Owners are unable to agree on the appointment of an Expert 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 or fraud) 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 Owners agree with the Council to give the Council written notice within five (5) Working Days of any change in ownership of any of their interests 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/or 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 the part to which the breach, non performance and/or non observance relates) 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 after that person has parted with its interest in the Site.

9.3 The obligations contained within this Agreement shall not be binding upon nor enforceable against:

9.3.1 tenants of any part of the Development with the benefit of leases for their own occupation or for the occupation of sub-tenants (or any person or mortgagee claiming through or under such person);

9.3.2 individual occupiers of the Student Accommodation Units;

9.3.3 a Utility Undertaker insofar as and to the extent that the relevant Utility Undertaker is occupying the relevant part of the Site in its capacity as a Utility Undertaker;

10 COUNCIL'S CONSENT OR APPROVAL

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.

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 Owners or their successors in title, 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 in the register of local land charges.

11.3 The reasonable and proper costs of registration and cancellation pursuant to clauses 11.1 and 11.2 above shall be met by the Owners if requested by the Council.

12 NON-PROHIBITION ON DEVELOPMENT

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.

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;

141.2 to the Owners at the addresses noted above.

15 FEES

15.1 The Second 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 Owners nor absolve the Owners from any liability or obligation imposed upon them by the terms of this Agreement or by statute or at common law.

15.3 The Second 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 THE FIRST OWNER

The First Owner joins into this Agreement to consent to the terms of this Agreement but without liability save in the event that the Second Owner's interests in the Site are terminated or surrendered.

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

SCHEDULE 1

The Site

Land at Plot 11 Block C, First Street South, Manchester, M15 6JE and shown for the purposes of identification only edged red on the Plan

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Planning boundary

Ownership boundary

First Street South, Block C, Manchester	10474-SHP-Z0-A-B5D8-G100-PL-XX-001	
PLANNING	28/11/2023	P01
Site Location Plan	10474	1 : 2500@ A3

simpsonhaugh
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SCHEDULE 2

Draft Planning Permission

MANCHESTER CITY COUNCIL

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Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of a ground plus 28-storey building plus plant level, comprising purpose-built student accommodation (PBSA -Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements.

Location:

Plot 11 Block C First Street South Manchester M15 6JE

Application reference:

138831/FO/2023

Applicant:

Downing Living (Manchester South) Ltd Partnership Inc

Date of application:

18 December 2023

Part 2 – Particulars of decision

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

Article 35 Declaration

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:

(a) Dwgs 10474-SHP-Z0-A-B5D8-G100-XP-XX-001 P01 EXISTING SITE LOCATION PLAN and 10474-SHP-Z0-A-B5D8-G100-PL-XX-001 P01 SITE LOCATION PLAN;

(b) Dwgs 10474-SHP-Z0-A-B5D8-G000-EL-EE-001-Rev P02, 10474-SHP-Z0-A-B5D8-G000-EL-EE-002-Rev P02, 10474-SHP-Z0-A-B5D8-G000-EL-EN-001-Rev

P02, 10474-SHP-Z0-A-B5D8-G000-EL-ES-001-Rev P02, 10474-SHP-Z0-A-B5D8-G000-EL-EW-001-Rev P02, 10474-SHP-Z0-A-B5D8-G000-VS-XX-001, 10474-SHP-Z0-A-B5D8-G000-VS-XX-002, 10474-SHP-Z0-A-B5D8-G000-VS-XX-003, 10474-SHP-Z0-A-B5D8-G000-VS-XX-004, 10474-SHP-Z0-A-B5D8-G100-PL-00-001-Rev P02, 10474-SHP-Z0-A-B5D8-G100-PL-TY-001, 10474-SHP-Z0-A-B5D8-G100-PL-XX-001, 10474-SHP-Z0-A-B5D8-G100-PL-XX-002, 10474-SHP-Z0-A-B5D8-G100-XP-XX-001, 10474-SHP-ZC-A-B5D8-F900-SC-XX-001, 10474-SHP-ZC-A-B5D8-G200-EL-EE-001-Rev P02, 10474-SHP-ZC-A-B5D8-G200-EL-EN-001-Rev P02, 10474-SHP-ZC-A-B5D8-G200-EL-ES-001-Rev P02, 10474-SHP-ZC-A-B5D8-G200-EL-EW-001-Rev P02, 10474-SHP-ZC-A-B5D8-G200-PL-00-001, 10474-SHP-ZC-A-B5D8-G200-PL-01-001, 10474-SHP-ZC-A-B5D8-G200-PL-28-001, 10474-SHP-ZC-A-B5D8-G200-PL-TY-001, 10474-SHP-ZC-A-B5D8-G200-SE-AA-001, 10474-SHP-ZC-A-B5D8-G200-SE-BB-001, 10474-SHP-ZC-A-B5D8-G251-DE-00-001, 10474-SHP-ZC-A-B5D8-G251-DE-00-002, 10474-SHP-ZC-A-B5D8-G251-DE-00-003, 10474-SHP-ZC-A-B5D8-G251-DE-01-001, 10474-SHP-ZC-A-B5D8-G251-DE-TY-001-Rev P02, 10474-SHP-ZC-A-B5D8-G251-DE-TY-002-Rev P02, 10474-OPE-00-GF-DR-L-910001 REV 02, 10474-OPE-00-GF-DR-L-910301 REV 02, 10474-OPE-00-GF-DR-L-910401 REV 02, 10474-SHP-ZC-A-B5D8G251-DE-06-001 Rev P01, and 10474-OPE-00-PD-DR-L-910001 REV 02 all stamped as received on 14-12-2023, or as updated and received on 17-06-2026.

(c) Landscaping Strategy by Open and Dwgs 10474-OPE-00-GF-DR-L-910001 REV 02, 10474-OPE-00-GF-DR-L-910301 REV 02, 10474-OPE-00-GF-DR-L-910401 REV 02 and 10474-OPE-00-PD-DR-L-910001 REV 02 al stamped as received on 14-12-23;

(d) Section 5.0 of the First Street South - Building C, Manchester DESIGN & ACCESS STATEMENT | November 2023 10474-A-B5D8-RP-DAS | 01 by Simpson Haugh stamped as received on 14-12-23;

(e) Heritage Statement, by Deloitte stamped as received on 14-12-23;

(f) Site Appraisal Report, Block C, First Street, Manchester, GRM, Reference: GRM/P10418/SAR.1, November 2023 and. Remedial Strategy, Block C, First Street, Manchester, GRM, Reference: GRM/P10418/RS.1, Dated: November 2023 stamped as received on 14-12-23;

(g) Downing Student Management, Wellbeing and Tenure Plan Plot 11 (Block C) - First Street South, Manchester stamped as received on 14-12-23;

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(h) Downing Living (Manchester South) , Limited Partnership Incorporated, Plot 11 - Block C, First Street South, Manchester, Travel Plan by Sanderson Associates stamped as received on 14-12-23;

(i) Television and Radio Baseline, Survey Report, Block C First Street, Manchester, Downing Living (Manchester South) Limited Partnership Incorporated November 2023 by Pager Power stamped as received on 14-12-23;

(j) BLOCK C - LEVELS 01-03 VENTILATION STRATEGY LAYOUTS and NITROSORB EQUINOX BROCHURE and Dwgs block c - level 03 Ventilation strategy layout, block c - level 02 Ventilation strategy layout, block c - level 01 Ventilation strategy layout, by abacus all stamped as received on 31-01-24, as updated by the Ventilation Strategy Document prepared by Abacus;

(k)Breeam Pre-assessment, by Ramboll November 2023 stamped as received on 14-12-23;

(l) Broadband Connectivity Assessment by Pager Power stamped as received on 14-12-23;

(m) First street south, Block C, plot 11, Manchester Circular Economy Statement November 2023 by Element Sustainability stamped as received on 14-12-23;

(n) Crime Impact Statement Version B 21 11 23 stamped as received on 14-12-23

(o) First Street Block C, Manchester, Drainage Strategy Report by AJP 24th November 2023 stamped as received on 14-12-23;

(p) Downing Student Management Strategy for Taxi, Food and Parcel Deliveries Plot 11 (Block C) - First Street South, Manchester stamped as received on 12-02-24;

(q) Student Move in Move Out Strategy within the Plot 11 - Block C, First Street South, Manchester Transport Statement by Sandersons stamped as received on th 18-01-24;

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(r) EXTENDED PHASE 1 HABITAT SURVEY AND BIODIVERSITY NET GAIN ASSESSMENT by Penny Anderson Associates stamped as received on 14-12-23

(s) FIRST STREET SOUTH, BLOCK C, PLOT 11, MANCHESTER ENVIRONMENTAL STANDARDS STATEMENT NOVEMBER 2023 REF: 2023.208 stamped as received on 14-12-23

(t) Downing Living (Manchester South) Limited Partnership Incorporated Plot 11 - Block C, First Street South, Manchester Transport Statement and Road Safety Audit by Sanderson Associates stamped as received on 18-01-2024

(u) Swept path analysis of car into parking bays, prepared by Sanderson Associates (155345-001 REV B) stamped as received 14-02-24

(v) Part O Overheating Report (Revision 3) and AD Part L Report prepared by Abacus stamped as received on 17-06-26

(w) Energy and Carbon Statement including Energy NZC Proforma prepared by Element Sustainability stamped as received on 17-06-26

(x) ES Volume 1 Main Text:

1. Introduction 2. EIA Methodology 3. Site, Surroundings and Description of Proposals 4. Alternatives and Design Evolution 5. Construction Phasing and Methodology , 6. Air Quality, 7. Climate Change, 8. Human Health, 9. Noise and Vibration, 10. Socio-Economics; 11.Daylight, Sunlight and Overshadowing, 12. Townscape and Visual Impact, 13. Wind Microclimate, 14. Ground Conditions, 15, Summary of Residual Impacts and 16. Type 1 Cumulative Effects

(y) ES Volume 2 List of Appendices

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No appendices.

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No appendices.

(z) ES Volume 3 -Non Technical Summary

all stamped as received on 24-01-23;

aa) Deloittes e-mail 16-01-24 point 2

ab) Planning and Tall Building Addendum Statement dated July 2026; and

ac) Holcroft Moss Construction Traffic Assessment prepared by Deloitte dated July 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: *hand sized samples and specifications of all materials to be used on all external elevations; *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and *a programme for the production of the full sized sample panels and strategy for quality control management; and The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames and (b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental

impact throughout their lifecycle in line with the Mitigation as set out in the Plot 11 C, First Street Environmental Statement (Chapter 6) 24 January 2024 stamped as received on 24-03-24; (c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs 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 and DM1 of the Core Strategy.

4) a) Notwithstanding the Site Appraisal Report, Block C, First Street, Manchester, GRM, Reference: GRM/P10418/SAR.1, November 2023 and. Remedial Strategy, Block C, First Street, Manchester, GRM, Reference: GRM/P10418/RS.1, Dated: November 2023 the identified measures for investigating the site identified in the Site Investigation Proposal shall be carried out.

(b)Prior to the commencement of development a report outlining what measures, if any are required to remediate the land (a Site investigation Report and / or Remediation Strategy) (including confirmation of Environment Agency approval for the controlled waters) a risk assessment and conclusions shall be submitted to and approved in writing by the City Council as local planning authority. In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the scheme.

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.

5) No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; *Parking of construction vehicles and staff; and * Sheeting over of construction vehicles. 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. The development shall be carried out in accordance with the approved construction management plan. Reason - To safeguard the amenities of

nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) Notwithstanding the documents detailed in condition 2, prior to the commencement of above ground works a programme for submission of final details of the public realm works as set out within dwgs 10474-OPE-00-GF-DR-L-910001 REV 02, 10474-OPE-00-GF-DR-L-910301 REV 02, 10474-OPE-00-GF-DR-L-910401 REV 02 and 10474-OPE-00-PD-DR-L-910001 REV 02 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted. For the avoidance of doubt the development should be delivered in accordance with the approved programme and should be completed within 3 months of occupation. (a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people); (b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site; (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance; (d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces; (e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people); (f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; (g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.; (h) And details of interpretative materials to diseminate the findings of the archaeological investigations carried out within the wider First Street development site, The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. All of the above shall be fully implemented prior to occupation of the development 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 a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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 R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

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7) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Very Good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied. 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, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

8) Notwithstanding the details as set out within the First Street Block C, Manchester, Drainage Strategy Report by AJP 24th November 2023 no development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority. In order to avoid/discharge the above drainage condition the following additional information has to be provided: o A finalised drainage layout showing all components, outfalls, levels and connectivity; o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable; o A feasibility assessment and engineering details of the Green / Blue Roof (if achievable); o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment; o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building; o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site; o Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required; o For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice. o Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved. o Hydraulic calculation of the proposed drainage system, including all engineering parameters; o Construction details of flow control and SuDS elements. 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

9) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme

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: o Verification report providing photographic evidence of construction as per design drawings; o As built construction drawings if different from design construction drawings; o 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.

10) (a) Notwithstanding the details within the Plot 11 C, First Street Environmental Statement (Chapter 9) 24 January 2024 stamped as received on 24-01-24 before use of the gym, cinema room and private dining areas as shown in dwg 10474-SHP-ZC-A-B5D8-G200-PL-00-001 P01 commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from these areas to the PBSA above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority.

Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.

(b) Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

(c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development

Reason - To secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

11) The PBSA accommodation hereby approved shall be operated in accordance with the Downing Student Management, Wellbeing and Tenure Plan Plot 11 (Block C) - First Street South, Manchester stamped as received on 14-12-23 The details shall be

implemented prior to the first use of the development and thereafter retained and maintained in situ. Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

12) Notwithstanding the details within the Plot 11 C, First Street Environmental Statement (Chapter 9) 24 January 2024 stamped as received on 24-03-24 and BLOCK C - LEVELS 01-03 VENTILATION STRATEGY LAYOUTS and NITROSORB EQUINOX BROCHURE all stamped as received on 31-01-24 a) Prior to above ground works an Addendum Report to finalise the details of the scheme for acoustically insulating the proposed residential accommodation against noise from the nearby road network and any nearby commercial premises shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site. The potential for overheating (level 2 assessment) shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved with windows closed: Bedrooms (night tme - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) Living Rooms (daytme - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (dayme) 55 dB LAeq Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. The approved noise insulation scheme and vibration mitigation measures shall be completed before any of the dwelling units are occupied. b) Prior to first occupation of the PBSA bedspaces, a 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 the internal noise 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 internal noise criteria. Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, and to reduce the potential for overheating pursuant to policies SP1, H1 and DM1 of the Core Strategy.

13) The development hereby approved shall be carried out in accordance with the Downing Living (Manchester South), Limited Partnership Incorporated W A S T E A N D SE R V I C I N G S T R A T E G Y Block C, First Street, Manchester , February 2024 by Vectos stamped as received on 14-02-24 (as agreed within the S106 agreement that accompanies this approval) The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ. The approved details shall be implemented and remain in place for as long as the unit is in use.

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Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

14) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. Reason To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

15) Prior to commencement of development details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The document shall be implemented as part of the construction of the development and will be reviewed periodically The Report will confirm the following: 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, 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).

16) (a) Prior to occupation of the PBSA a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

b) Prior to the first use of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

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c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the first use can commence.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

17) The development hereby approved shall be carried out in accordance with the targets set out within the Hotspur Press Manchester SUSTAINABILITY ENVIRONMENTAL STANDARDS STATEMENT REVISION 04 - 23 NOVEMBER 2023 HOTSPUR PRESS SUSTAINABILITY stamped as received on 12-12-23 and Energy and Carbon Statement including Energy NZC Proforma prepared by Element Sustainability stamped as received on 17-06-26; A post construction statement shall be submitted within 12 months of occupation of the development. Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

18) Prior to implementation of any proposed lighting scheme (including on the terrace and external areas) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority: Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

19) The development hereby approved shall be carried out in accordance with the Downing Living (Manchester South) , Limited Partnership Incorporated, Plot 11 - Block C, First Street South, Manchester, Travel Plan by Sanderson Associates stamped as received on 14-12-23 In this condition a travel plan means a document that includes the following: i) the measures proposed to be taken to reduce dependency on the private car by building occupiers; ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) and thereafter from time to time; iii) mechanisms for the implementation of the measures to reduce dependency on the private car; iv) measures for the delivery of specified travel plan services; v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car; vi) measures to identify and promote walking routes connecting First Street, The Civic Quarter, ID Manchester and the Corridor and the City Centre; and vii) Details of how levels of cycle parking facilities are being monitored and can be enhanced if demand is exceeding supply up to a maximum of 25% provision on site. Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. 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 assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

20) Notwithstanding the Television and Radio Baseline, Survey Report, Block C First Street, Manchester, Downing Living (Manchester South) Limited Partnership Incorporated November 2023 by Pager Power stamped as received on 14-12-23 if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development. Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

21) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00 The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use) Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

22) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details. Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

23) No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full

in accordance with the approved details. Reason: In the interest of public health and to ensure protection of the public water supply pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

24) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances. Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

25) The window(s) at ground level, fronting onto the Mancunian Way, Newcastle Street and Medlock Street and fronting the public realm shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way. Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

26) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority. Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

27) Notwithstanding the details contained within condition 2 above prior to the first occupation of the PBSA a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following: (a) TRO's to prevent on road parking in the vicinity of the development; (b) Any modifications / improvements to the public highway or footpath on Newcastle Street" (c) Details of the service layby and disabled parking space as shown in dwgs 155345-001 revision A and 155345-002 revision A (contained at Appendix D of Transport Statement reference 155345-001-05); (d) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries; and (d) Evidence of the agreed amendments to TRO's associated with the above; shall be implemented and be in place prior to the first occupation of the PBSA accommodation and thereafter retained and maintained in situ. Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

28) The development shall be carried out in accordance with sections 3, 4, 5 and 6 of the Crime Impact Statement Version B 21 11 23 stamped as received on 14-12-23 The development shall only be carried out in accordance with these approved details and within 12 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design

accreditation 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

29) No doors (other than those designated as fire exits, access to the sub station, doors to plant rooms onto the maintenance access path around the back of the building and ground floor bin store shown on Dwg 10474-SHP-ZC-A-B5D8-G200-PL-00-001 P01 shall open outwards onto adjacent public routes or highway. Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

30) The 30 cycle parking spaces as shown in dwg 10474-SHP-ZC-A-B5D8-G200-PL-01-001 P01 along with the 86 'Free to Hire bikes and 12 short stay visitor spaces will be provided within the public realm as detailed within the Downing Living (Manchester South) Limited Partnership Incorporated Plot 11 - Block C, First Street South, Manchester Travel Plan by Sanderson Associates stamped as received on 14-12-23 shall be in place prior to occupation of the PBSA The provision shall be retained so long as the use is in place and enhanced as required by Travel Plan monitoring Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

31) Prior to the first use of the development hereby approved a external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building. Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

32) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 10. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ. Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

33) The proposed gym use hereby approved as shown in dwg 10474-SHP-ZC-A-B5D8-G200-PL-00-001 P01 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required. Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of amenity, pursuant policy DM1 of the Core Strategy for Manchester.

34) The development shall be operated in accordance with the Block C, First Street, Manchester Waste Management Strategy Dated November 2023 The approved details shall be implemented and remain in place for as long as the above uses are operational Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy

35) Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system,

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shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the use first commences. Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

36) In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances the development shall be implemented in accordance with the Fire Statement - FS 001.2, Project: Block C, Plot 11, First Street South, Subject: The Town and Country Planning Order - Fire Statement Date: 22 November 2023 by Design Fire Consultants stamped as received on 14-12-23 To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

37) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority. Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

38) Air quality mitigation shall be implemented in accordance with Chapter 6 of the Block C, Plot 11, First Street Environmental Statement: Volume 1, January 2024 stamped as received on 24-01-24 During the build phase of the development the specific construction mitigation measures listed in ES Chapter shall be implemented through the CEMP. Prior to commencement of development verification that the mitigation measures have been implemented shall be submitted to an agreed in writing by the City Council as local planning authority and shall remain in situ whilst the development is under construction' Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

39) Solar Gain Mitigation shall be implemented in accordance with the following:

SOLAR GLARE TECHNICAL NOTE: Block C, First Street (MCC ref 138831/FO/2023) - Condition 39 by GIA stamped as received on 17th June 2026; and

Dwg 10474-SHP-ZC-A-B5D8-G251-DE-06-001

Reason - In the interest of minimising the effect of solar glare on the adjacent road infrastructure and road safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

40) The development shall be managed in accordance with the Management Strategy for Taxis and Deliveries stamped as received on 15-03-24. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ. Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

41) The development shall operate in accordance with the Student Move in Move Out Strategy within the Plot 11 - Block C, First Street South, Manchester Transport Statement by Sandersons stamped as received on the 18-01-24. The details shall be

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implemented prior to the first use of the development and thereafter retained and maintained in situ. Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

42) 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.

43) 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 before the development is occupied, then associated parts of the 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 (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised 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.

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

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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: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date:

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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 of 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.

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Appendix A - Mining Information

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SCHEDULE 3

THE OWNERS' COVENANTS

The Owners hereby covenant with the Council as follows:

1. Not to Implement the Development prior to the Practical Completion of Building A/B and Building D pursuant to planning permission reference 125573/FO/2019 dated 9 March 2021 .

2. To notify the Council in writing within 5 (five) Working Days of Commencement of Development.

3. To carry out and manage that part of the Development comprising Student Accommodation Units in accordance with the Discounted Student Accommodation Statement at Schedule 5.

4. To use Best Endeavours to continue to employ the Architect as the lead architect throughout the construction period until Completion of the Development PROVIDED THAT the Architect remains willing and able to fulfil such role in relation to the Development and that such employment is capable of being secured on reasonable commercial terms.

5. Should the Architect not be appointed or continue to be appointed in accordance with paragraph 3 above the Owners shall notify the Council within 5 (five) Working Days of this fact and shall use Best Endeavours to appoint a replacement architect of a similar calibre and reputation as soon as reasonably practicable and shall notify the Council of the identity of the replacement architect within 5 (five) Working Days of their appointment.

6. To implement the Waste Management Strategy prior to first Occupation of the Development and maintain this provision for the lifetime of the Development and FOR THE AVOIDANCE OF DOUBT waste management and collection for the Development will be undertaken by a private company or, if the Council runs its own waste collection service on a commercial basis, the Council under a commercial agreement.

SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owners as follows:

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 at Plot 11 Block C, First Street South, Manchester, M15 6JE 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 Owners 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 types, tenure and location of the Discounted Student Accommodation Units, which shall consist of not less than 20% (twenty per cent) of the total number of Student Accommodation Units constructed 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 comprises Student Accommodation Units of the following tenure and unit types;

Tenure	**Units**
Discounted Student Accommodation Units	111
Unit Types	
Standard Cluster Bedroom	105
Accessible Studio	3
Accessible Cluster Bedroom	3

The Discounted Student Accommodation Units shall be fully integrated ("pepper potted") within the Market Student Accommodation Units across the Development as a whole.

Prior to first occupation of the Development the Owners shall notify the Council of the location of the Discounted Student Accommodation Units within the Development by reference to a plan.

The Student Accommodation Units shall be of tenure blind design and FOR THE AVOIDANCE OF DOUBT the Student Accommodation Units provided as Discounted Student Accommodation shall be of the same design, fit out and size as the equivalent

Market Student Accommodation. The rent shall include all utility bills and use of all the facilities and amenities.

ii. The Owners shall use reasonable endeavours to make the Discounted Student Accommodation Units available to Eligible Students and shall secure this each year as follows:

(a) The Owners shall use reasonable endeavours to enter into a Nomination Agreement with any Manchester Higher Education Institution to let the Discounted Student Accommodation Units to Eligible Students or in respect of the Accessible Units to Disabled Eligible Students;

(b) In the event that the Owners are unable to allocate any number of Discounted Student Accommodation Units to Eligible Students or in respect of the Accessible Units to Disabled Eligible Students, the Owners shall notify and provide written evidence to the Council of the steps taken to allocate those Discounted Student Accommodation Units to Eligible Students or in respect of the Accessible Units to Disabled Eligible Students;

(c) If, pursuant to paragraph ii(b), the Owners have demonstrated to the reasonable satisfaction of the Council (such satisfaction to be confirmed in writing and not to be unreasonably withheld or delayed) that they are unable to allocate any number of the Discounted Student Accommodation Units to Eligible Students or in respect of the Accessible Units to Disabled Eligible Students, the Owners shall work with one or more Manchester Higher Education Institution(s) 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 or in respect of unallocated Accessible Units to disabled students who require an Accessible Unit and are in receipt of any amount of the means tested element of the Maintenance Loan;

(d) In the event that the Owners are unable to let any number of the Discounted Student Accommodation Units to students under the provisions of paragraphs ii(b) and ii(c) any unallocated Discounted Student Accommodation Units may be made available to any students whether or not in receipt of the Maintenance Loan.

iii. From the date of Completion of Construction, the Discounted Student Accommodation Units shall not be used other than for Discounted Student Accommodation as set out at ii above. In terms of affordability the following applies:

- Rent levels for the Discounted Student Accommodation Units will be set at a level of no more than 80% (eighty per cent) of rent level of the equivalent Market Student Accommodation Units.

iv. The Owners shall provide a monitoring statement to the Council on an annual basis regarding the Discounted Student Accommodation Units 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 Owners are meeting the requirements of the Discounted Student Accommodation Statement.

The Council and the Owners acknowledge and declare that the Owners may manage its Student Accommodation Units in a way that Market Student Accommodation Units may switch to Discounted Student Accommodation Units and vice versa as vacancies and nominations require PROVIDED THAT the minimum number of Discounted Student Accommodation Units is maintained at all times.

ANNEX 1

WASTE MANAGEMENT STRATEGY

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WASTE AND SERVICING STRATEGY

Downing Living (Manchester South) Limited Partnership Incorporated

Block C, First Street, Manchester

February 2024

Waste Management Strategy

Report control

Document:	Waste Management Strategy
Project:	Block C, First Street, Manchester
Client:	Downing Living (Manchester South) Limited Partnership Incorporated
Job number:	VN232684
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Issue	Date	Status	Checked for issue
1	08/06/2023	Draft	GD
2	24/10/2023	V2	GD
3	02/11/2023	V3	GD
4	20/11/2023	V4	GD
5	05/02/2024	V5	GD

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6 Summary and Conclusion 16

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Appendix A - Proposed General Arrangement Plans
Appendix B - MCC Waste Proforma

1 Introduction

Background

1.1 Vectos has been commissioned by Downing Living (Manchester South) Limited Partnership Incorporated to provide a Waste Strategy in support of a full planning application for Block C of the First Street Development Framework.

1.2 The site has extant consent for residential use. Planning permission reference 125573/FO/2019 was granted in March 2021 for the construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Café / Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works. This application was supported by a Waste Strategy Report submitted by Vectos (now part of SLR).

1.3 The approved consent is for four blocks A, B, C and D. Blocks A, B and D are being built out as per the consent, however, the current application seeks alternative proposals for Block C.

1.4 The proposals comprise a residential building with 28-storeys above ground floor providing purpose-built student accommodation (PBSA). The building will consist of 555 bedrooms in total, made up of 314 studios and 241 in clusters.

1.5 This report presents an update on the Waste Strategy in response to comments made by Manchester City Council (MCC) Environmental Health Officers. MCC has published new Guidance for Waste Storage and Collection and for clarity this has provided new guidance for PBSA.

1.6 Due to the scale of development, the proposed development cannot comply with the guidance a fortnightly collection of waste by the council and therefore a more frequent private collection regime is required to manage its waste.

1.7 This report therefore, sets out the policy context for waste management and sets out the new guidance that was published in September 2023. It goes on to forecast the volumes of waste generated, the number of refuse containers required, frequency of collection, management and oversight of the waste strategy. It then describes how the scheme cannot comply with a council based collection regime and how a private collection scheme would work. To indemnify the council against the potential risk that they would have to step in and collect waste.

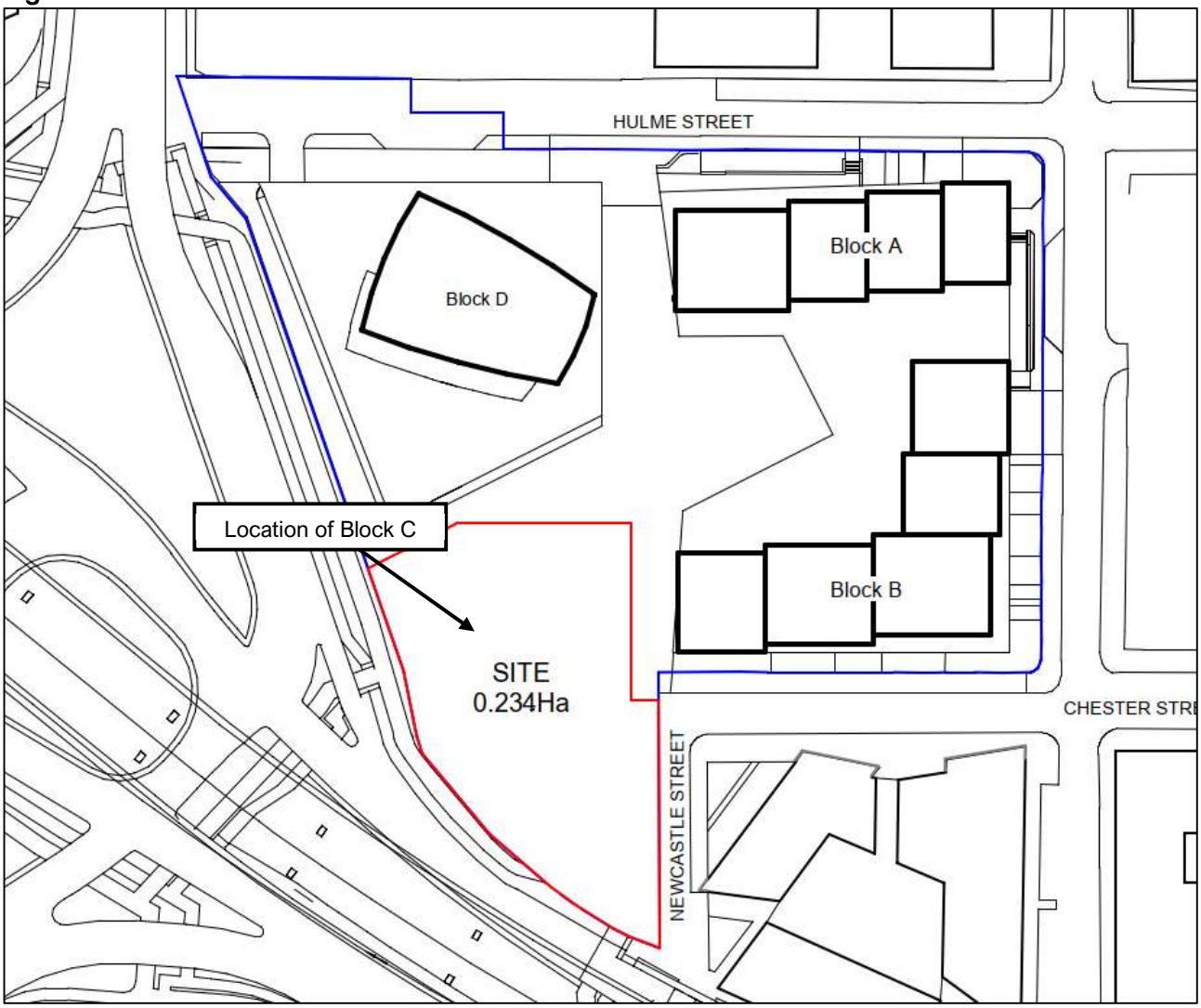
Site Location

1.8 The site is located within the jurisdiction of Manchester City Council (MCC) who act as both the local planning and highway authority. The site's location at a wider context is shown in **Figure 1.1**.

Figure 1.1: Site Location

1.9 The site is situated to the west of Block B and to the south of both Blocks A and D of the Downing Living scheme in the First Street South area of the First Street SRF Masterplan, as shown in **Figure 1.2** overleaf.

Figure 1.2: Location of Block C



2 Development Proposals

2.1 Block C's total gross internal area equates to 19,031 square metres (sqm) with the following allocation of Student Studios and Cluster Bedrooms as summarised in **Table 2.1**.

Table 2.1: Accommodation Schedule

Accommodation Type	Studios	Cluster Bedrooms	Total Bedrooms
Total	314	241	555

Note: Based on Simpson Haugh Accommodation Schedule '10474-SHP-ZC-A-B5D8-F900-SC-XX-001'

2.2 General arrangement plans of the proposed ground floor and typical floor layouts have been prepared by Simpson Haugh Architects and provided in **Appendix A** along with an Accommodation Schedule.

2.3 This shows that Block C will include amenity space, a laundry for occupiers and c.63sqm for a bin store.

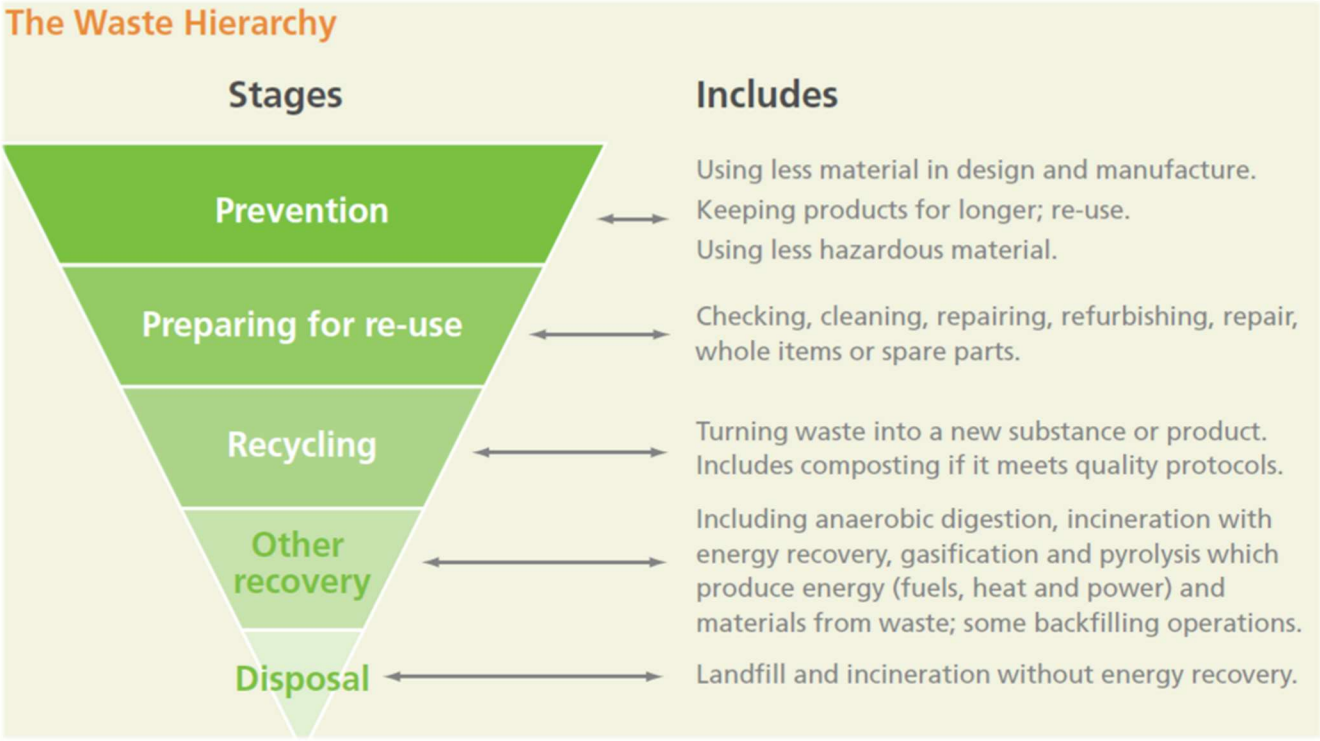
2.4 Newcastle Street is to be used for waste and servicing access, as discussed in detail further within the Strategy, with pedestrian access provided via use of the proposed public realm within the First Street Development Framework.

3 Policy Context

Waste Management Guidance

3.1 Central Government's strategy for minimising waste generation and its transfer to landfill is most simply described according to the 'Waste Hierarchy' as shown in **Figure 3.1**.

Figure 3.1: Waste Hierarchy



3.2 To achieve high recycling rates, it is stated that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection, thus reducing the opportunity for spillage.

3.3 In accordance with Section 34 of the Environmental Protection Act 1990, the on-site management has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The Waste England and Wales (Amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate waste paper, metal, plastic and glass in different waste streams.

3.4 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company for the site can help meet the Government's aspirations.

3.5 Waste collection is to be overseen by the on-site management company for at the development / the currently appointed licenced waste carrier to remove the waste. The building management team have the responsibility to ensure both the internal and external areas are kept clean and to move the refuse containers, with the refuse store is subject to appropriate ventilation.

3.6 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority.

3.7 To demonstrate compliance with regulations, a Waste Transfer Note is required when waste is collected by the Waste Carrier, which may be provided electronically. Many carriers are also able to provide Environmental Reports to inform on the waste management performance. If volumes of waste are greater than 20 kilograms then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.

Manchester City Council Waste Guidance

3.8 Manchester City Council's GD04 document 'Waste Storage and Collections for New Developments' provides guidance on the likely waste volumes for a series of land uses. This Guidance has been updated in September 2023 (Version 7) in relation to PBSA. This updated guidance ins given below.

> **Calculating the area and provision required for waste and recycling containers in purpose-built student accommodation**
>
> For each bedroom, we recommend developers need to provide 0.23m^2 of space.
>
> The space provided needs to be able to accommodate multiples of the containers required as listed in Appendix A. Space to manoeuvre and access containers individually must also be provided. The plan will need to show how these can be manoeuvred by building staff to be presented for emptying, and all bins can be accessed by residents.
>
> For example
>
> A building with 100 single-occupancy rooms would need at least 23m^2 of space for 11 x 1100 litre containers and 2 x 240 litre bins, plus the space required to manoeuvre and access all of the containers individually. This is based on 55 litres per room for general waste, plus at least 22 litres per room for pulpable recycling and at least 22 litres per room for comingled recycling. Food waste is based on 5 litres per room.
>
> The 4 waste streams would need to be easily accessible by residents.
>
> If you are considering alternative waste and recycling arrangements, please contact the Local Planning Authority before your plans are submitted.

3.9 It can be seen that the Guidance recommends the provision of 0.23sqm of bin storage space per apartment. It provides an example on the allocation of bins and that the space needs to accessible and the bin manoeuvrable. Finally, it states that if the developer is considering alternative waste and recycling arrangements then the local authority needs to be contacted. In effect this Report does that and sets out the alternative arrangements for consideration by MCC environmental health officers.

4 Waste Strategy

Introduction

4.1 This section of the report outlines the management of waste arising from the purpose-built student accommodation proposals, before the site's refuse storage provision is detailed and subsequent waste transfer strategy.

4.2 As an overarching principle, waste generated will be brought down by students to the bin store using the lift/stairs. Each kitchen area of the apartment or cluster unit will benefit from colour coded segregated bins including a Food waste Caddy which allows them to transfer waste efficiently.

MCC Guidance Waste Calculations

4.3 The MCC Guidance for PBSA (v7 Sept 2023) results in the following forecast of waste generation, the number of bins and the volume of waste generated as described in **Table 4.1** below.

Table 4.1 MCC Guidance on Waste Generation applied to First Street Block C

No. Beds	Bin Store Size @ 0.23sqm /room
555	**Bin Store Size**
	128 sqm

Weekly Collection	General Refuse	Organic	Paper / Card	Comingled Plastic / Metal / Glass	Total
Litres per fortnight	53%	5%	21%	21%	**100%**
Litres for Weekly Collection per room	55	5	22	22	**104**
Waste Generation	30525	2775	12210	12210	**57720**
1100litre Bins	28		12	12	**52**
240litre Bins		12			**12**

4.4 It can be seen that the MCC Guidance requires a Bin Store size of 128sqm and the ability to store 52 x 1100litre Eurobins and 12 x 240litre bins. This volume of bins and the bin store sizing arises due to the large scale and high-density nature of the scheme. However, this number of bins is not physically practical to deliver within the scheme and therefore it is proposed to apply a more frequent private collection regime. The calculations based on that strategy are given next.

Downing Waste Calculations (Based on Survey Data)

4.5 Downing operate other PBSA and from surveys they have conducted, they have provided SLR with a waste generation rate of 8.91 litres of waste per occupant per day. This equates to 62.37 litres of waste or 0.057 Eurobins per occupier per week and is a rate that has been previously used on similar Downing schemes that have since been approved.

4.6 Block C will comprise a total of 555 beds, and therefore the total daily and weekly volume of waste generated is shown in **Table 4.1** at 4945 litres per day or just under 35,000litres per week.

Table 4.1: Waste Forecast

No. Beds	Waste Forecast (Litres)	
	Daily	Weekly
555	4,945	34,615

Note: Based on 8.91 litres per occupier per day and 62.37 litres per occupier per week

Recycling Proportions

4.7 The waste stream proportions have been derived from a variety of sources including data from WRAP studies of waste, Manchester City Council Guidance as well as surveys undertaken by Vectos.

4.8 The recycling proportions for the Block C Student accommodation assume a collection 3 times a week are summarised in **Table 4.2**.

Table 4.2 Recycling Proportions

No. Beds	Waste Forecast (Litres)	
	Daily	3 Days
555	4,945	14,835

Weekly Collection	General Refuse	Organic	Paper / Card	Plastic / Metal / Glass	Total
Waste Stream Proportion	40%	10%	25%	25%	**100%**
Litres for 3 times a Week Collection	5934	1484	3709	3709	**14835**
Required 1,100 Litre Eurobin	6		4	4	**14**
Required 240 Litre Bin		7			**7**

4.9 It is noted that a collection 3 times a week includes one collection for 3 days' worth of waste and the calculation is based on that.

4.10 The calculation in Table 4.2 shows that there is a need for storage of 14 x 1100litre Eurobins and 7 x 240 litre wheeled bins which is as described above would be undertaken by a private collection regime.

End Of Term Student Waste

4.11 At the end of term Students can generate a lot of waste and some of that is re-usable The Manchester Student Partnership has a campaign of Give it, Don't Bin It, https://www.giveitdontbinit.co.uk/ with the aim of directing re-usable waste to charities and providing advice on how to recycle. This includes pop-up donation centres with the aim of redirecting waste from landfill. This scheme would be promoted to students.

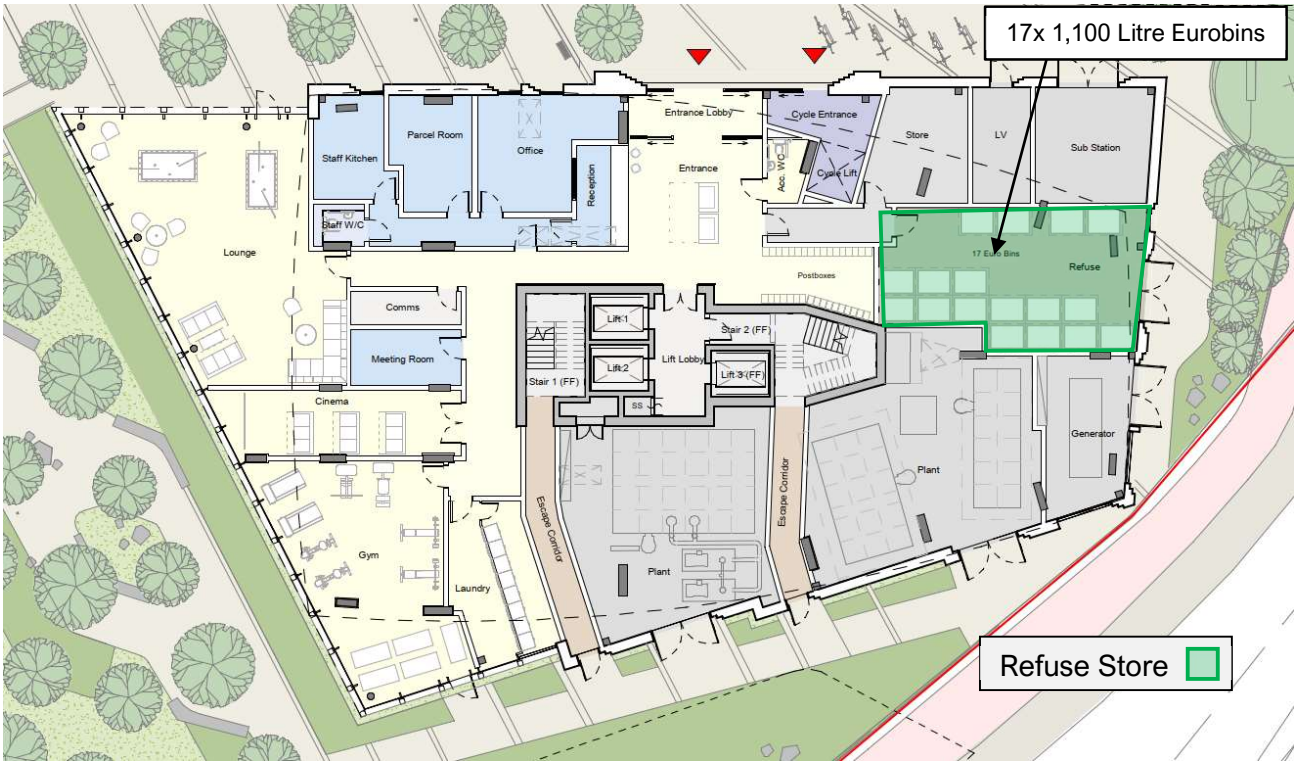
4.12 Notwithstanding this, it is expected that additional waste will be generated at these times. This may require additional commercial collections to be made and/or having a skip collection if needed.

5 Refuse Storage and Collection

Refuse Store Location

5.1 The refuse store is to be located on the ground floor (Level 00), as shown in **Figure 5.1**.

Figure 5.1: Refuse Store

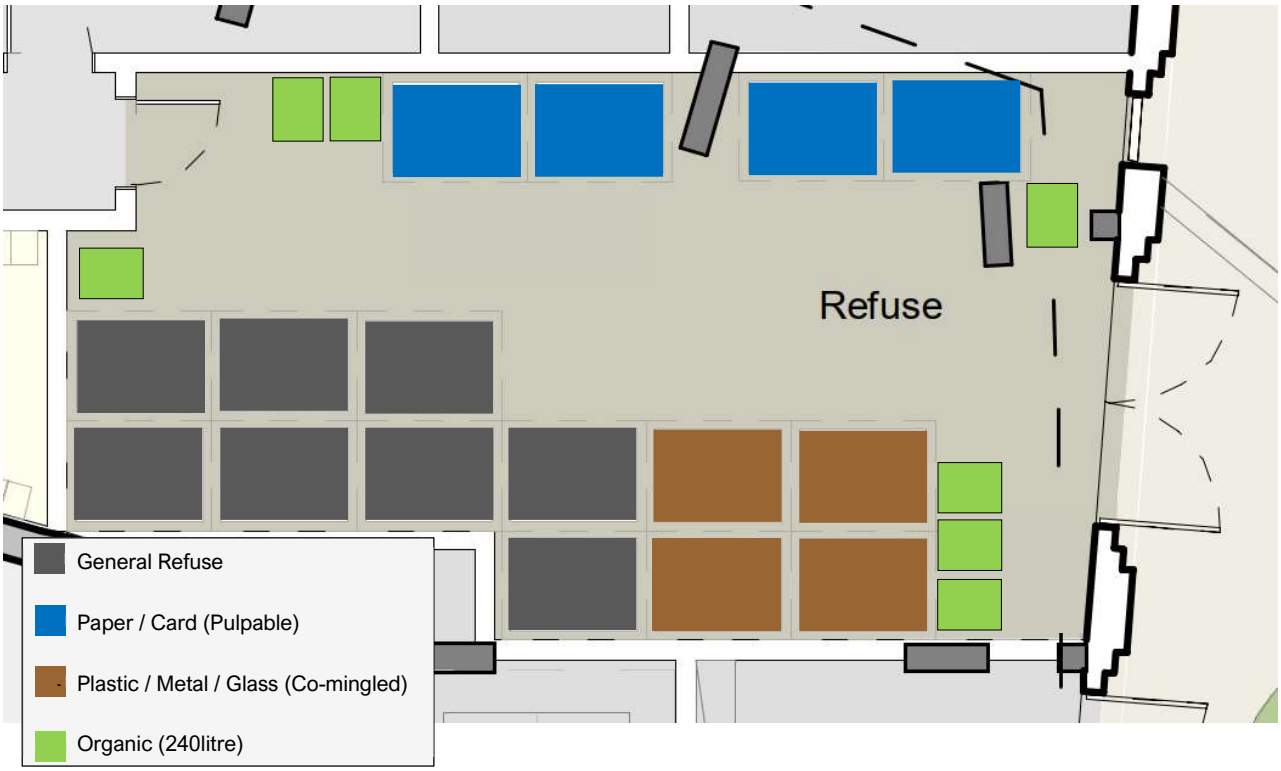


5.2 As shown in **Figure 5.1**, the refuse store has capacity to reasonably store 17x 1,100 litre Eurobins or their equivalent, with additional space for smaller 240litre bins, ad-hoc waste and adequate room provided to manoeuvre refuse containers as required.

5.3 The refuse store will be mechanically ventilated and will have impervious surfaces making it easy to clean. In addition, a water tap will be available nearby to facilitate cleaning.

5.4 In **Figure 5.2** below we have shown how the bins could be allocated to the different waste streams. Here it can be seen that the bin store can accommodate 8 General Refuse Bins, 8 Recycling Bins and 7 x 240litre bins along with space for ad-hoc waste and manoeuvring.

Figure 5.2: Waste Stream Eurobin Allocation (Indicative Layout)



Private Refuse Collection

5.5 As described, the development is expected to be served by a private collection three times a week. It is assumed that this includes two collections every two days and one covering three days of waste generation and this storage indicated above can be accommodated.

5.6 This collection frequency is contrary to the new MCC guidance of refuse collection from PBSA. To ensure that MCC are not at risk from having to step in and collect refuse from this development with a bin store that does not meet their requirements, the developer is willing to sign a legal agreement ensuring that private refuse collection can be made in perpetuity for the life of the building operating as PBSA.

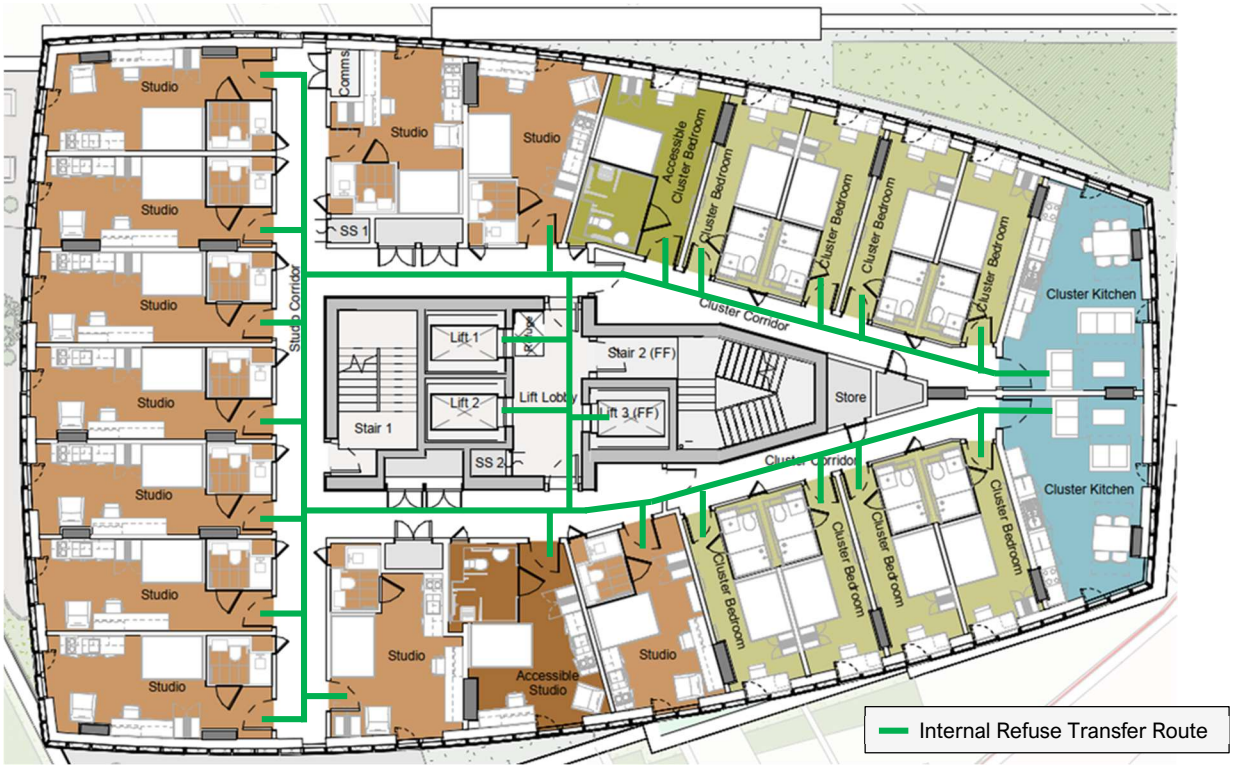
Waste Transfer Routes

5.7 This section of the report details both the internal and external waste transfer routes that will be used to manoeuvre waste at Block C, be it depositing waste in the refuse store or collecting waste via a refuse collection vehicle.

Internal Waste Transfer Routes

5.8 As shown in **Figure 5.3**, in order to manoeuvre waste internally, students will transfer waste in sacks between their respective unit and the cluster kitchens via the lift / stairs, before depositing waste sacks in the appropriate refuse container located in the ground floor refuse store.

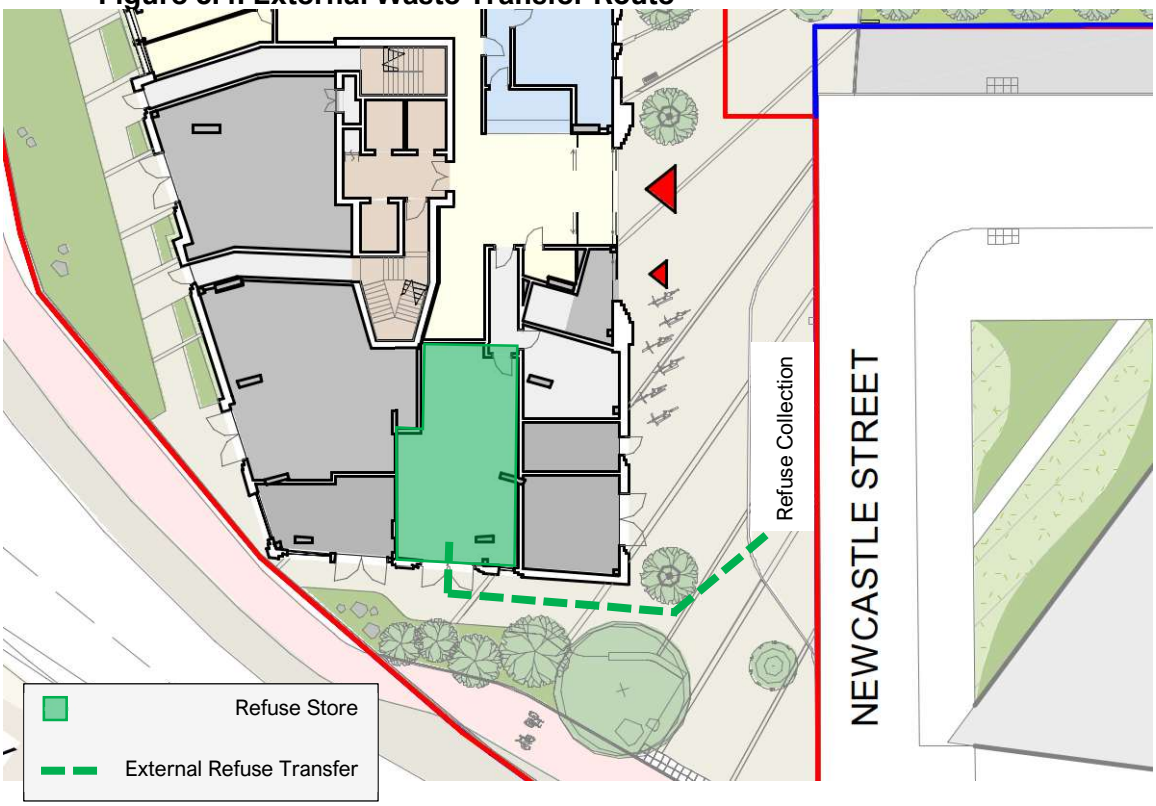
Figure 5.3: Internal Waste Transfer Route



External Waste Transfer Route

5.9 Block C's building management team will transfer waste from the refuse store to the designated collection point. This route is shown in **Figure 5.4**.

Figure 5.4: External Waste Transfer Route



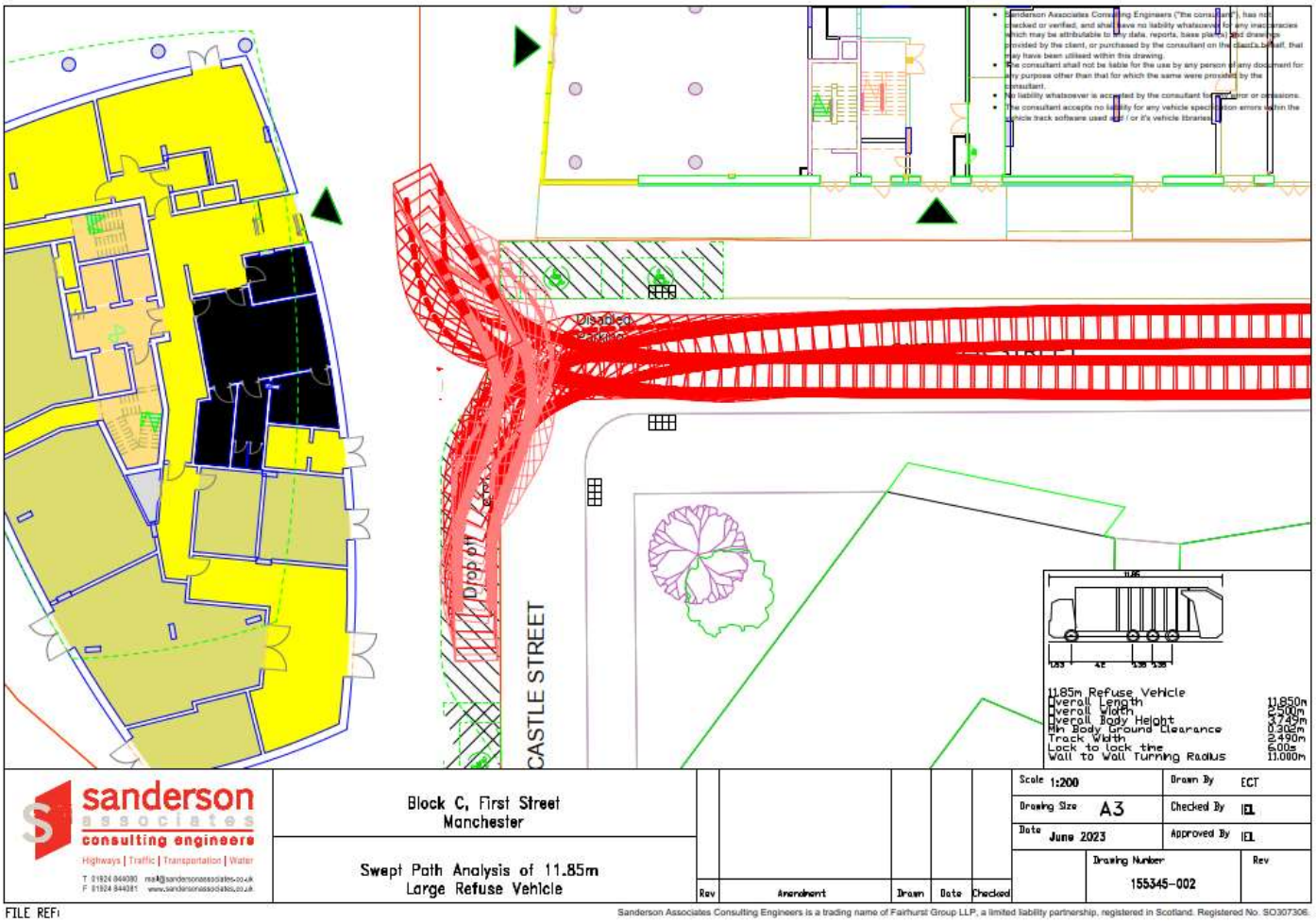
5.10 As **Figure 5.4** demonstrates, the external waste transfer route will be of a minimal distance given the site's location in relation to the proposed servicing bay proposed on Newcastle Street. A waste operative will therefore be able to get within 25m of the refuse store, as per the guidance contained in Manual for Streets.

5.11 The door widths to the bin store will be at or in excess of 1.54m and step free.

Waste Collection

5.12 Waste will be collected by a large refuse vehicle (11.5m). It is expected that this vehicle would collect waste from Block's A, B and D as well as Block C as part of a joint collection route. This will comprise a refuse vehicle travelling along Hulme Street, Wilmot Street and Chester Street, as well the servicing bay on Newcastle Street. The swept path of a large refuse vehicle accessing this lay-by is presented in the Sanderson Associates TA that supports this application and is repeated in **Figure 5.5** below.

Figure 5.5: Tracking of Large Refuse Vehicle Accessing Layby



Service Vehicle Impact Measures

5.13 Measures will be taken in regard to pedestrian safety and amenity. Refuse collections would be made no earlier than 07:00 and no later than 20:00. Servicing will be made with a minimum amount of noise and no use of the horn at any time. As such vehicles will manoeuvre on-site with as little noise as possible and drivers will ensure they:

- Engage gears quietly;
- Keep engine revs to a minimum;
- Apply brakes gently; and
- Close driver's door quietly.

Waste Proforma

5.14 MCC require that a Waste Proforma be prepared to support the planning application. Using the information presented in this report, this has been completed and is provided in **Appendix B**.

6 Summary and Conclusion

Summary

6.1 This report has set out a Waste and Servicing Strategy to support a planning application for Block C of the First Street Development Framework. The application site comprises a 28-storey above ground floor residential building proposed for purpose build student accommodation (PBSA). The building will consist of 555 bedrooms made up of 314 studios and 241 in clusters.

6.2 This report has forecast the likely waste generation for each of the proposed uses, the recycling strategy, the storage requirements for bins as well as the refuse collection regime.

6.3 The Waste Management Strategy from the occupier's apartment to bin store to collection will promote recycling and follow best practice and guidance to ensure an efficient and sustainable waste collection regime.

6.4 Manchester City Council have published new guidance in September 2023 for the collection of waste from PBSA. These forecasts have shown that due to the scale of development, it is not possible to comply with that new guidance which requires a 128sqm Bin Store accommodating 52 Eurobins and 12 x 240litre bins using a fortnightly alternate collection of Recyclables and Residual waste.

6.5 Instead, a Bin Store is proposed that can accommodate 16 x 1100litre Eurobins and 7 x 240litre bins and that these would be collected by a licenced private waste collection company three times a week. Given that this does not comply with the new guidance, the developer proposes to enter into a legal agreement to ensure that while for the life of the building operating as PBSA, waste collection would be made by private collection so that Manchester City Council would not need to step in and collect waste at their cost.

Conclusion

6.6 It is concluded that the forecast deliveries, waste management and refuse collection proposed is appropriate for this scale of development and that servicing and waste collection activities can be undertaken in an efficient manner.

Appendices

Appendix A

Proposed General Arrangement Plans

Level	Floor to Floor	Unit Type				Total
		Standard Studio	Accessible Studio	Standard Cluster Bedroom	Accessible Cluster Bedroom	Bedrooms
	m	No.	No.	No.	No.	No.
0	4.250m	N/A				
1	3.750m	2	0	7	0	9
2	2.850m	11	1	8	1	21
3	2.850m	11	1	8	1	21
4	2.850m	11	1	8	1	21
5	2.850m	11	1	8	1	21
6	2.850m	11	1	8	1	21
7	2.850m	11	1	8	1	21
8	2.850m	11	1	8	1	21
9	2.850m	11	1	8	1	21
10	2.850m	11	1	8	1	21
11	2.850m	11	1	8	1	21
12	2.850m	11	1	8	1	21
13	2.850m	11	1	8	1	21
14	2.850m	11	1	8	1	21
15	2.850m	11	1	8	1	21
16	2.850m	12	0	9	0	21
17	2.850m	12	0	9	0	21
18	2.850m	12	0	9	0	21
19	2.850m	12	0	9	0	21
20	2.850m	12	0	9	0	21
21	2.850m	12	0	9	0	21
22	2.850m	12	0	9	0	21
23	2.850m	12	0	9	0	21
24	2.850m	12	0	9	0	21
25	2.850m	12	0	9	0	21
26	2.850m	12	0	9	0	21
27	2.850m	12	0	9	0	21
RF						

	Standard Studio	Accessible Studio	Standard Cluster Bedroom	Accessible Cluster Bedroom	Bedrooms
Sub Totals	300	14	227	14	555
Mix (%)	54.1	2.5	40.9	2.5	
Totals	314		241		
Overall Mix (%)	56.6		43.4		

Areas					
Internal Amenity		Total		Total	
Area		GIA		GEA	
m^2	ft^2	m^2	ft^2	m^2	ft^2
298	3211	903	9716	968	10416
215	2313	665	7155	963	10362
		672	7227	723	7775
		672	7227	723	7775
		672	7227	723	7775
		672	7227	723	7775
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		672	7227	723	7775
		672	7227	723	7775
		672	7227	723	7775
				723	7775

Internal Amenity Area		GIA		GEA	
m^2	ft^2	m^2	ft^2	m^2	ft^2
513	5524	19031	204769	21441	230707
Amenity / Unit		GIA / Unit			
0.93	9.95	34.29	368.95		

Level	Support Spaces				Bin Store		Cycle Store			
	M'gment	Internal Amenity m^2	Laundry m^2	Plant /BOH m^2	No. of Euro Bins	Area m^2	No. of Hire Lockers	No. of Racks	Area m^2	
0	100.62	298.42	24.74	262.40	17	63.07	-	-	13.35	
1	-	215.44	-	-	-	-	86	30	60.38	
	100.62	513.86	24.74	262.40		63.07			73.73	1038.42
							Rack Provision		5.41	%
							Hire Provision		15.50	%
							Total Provision		20.90	%

Level	External Support Spaces			
		Amenity - Roof Terrace m^2		Rooftop Plant m^2
1		140.00		
RF				631.96
		140.00		631.96

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Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

First Street South, Block C, Manchester	10474-SHP-ZC-A-B5D8-F900-SC-XX-001	
PLANNING	08/11/2023	P01
Accommodation / Area Schedule	10474	NTS @A3

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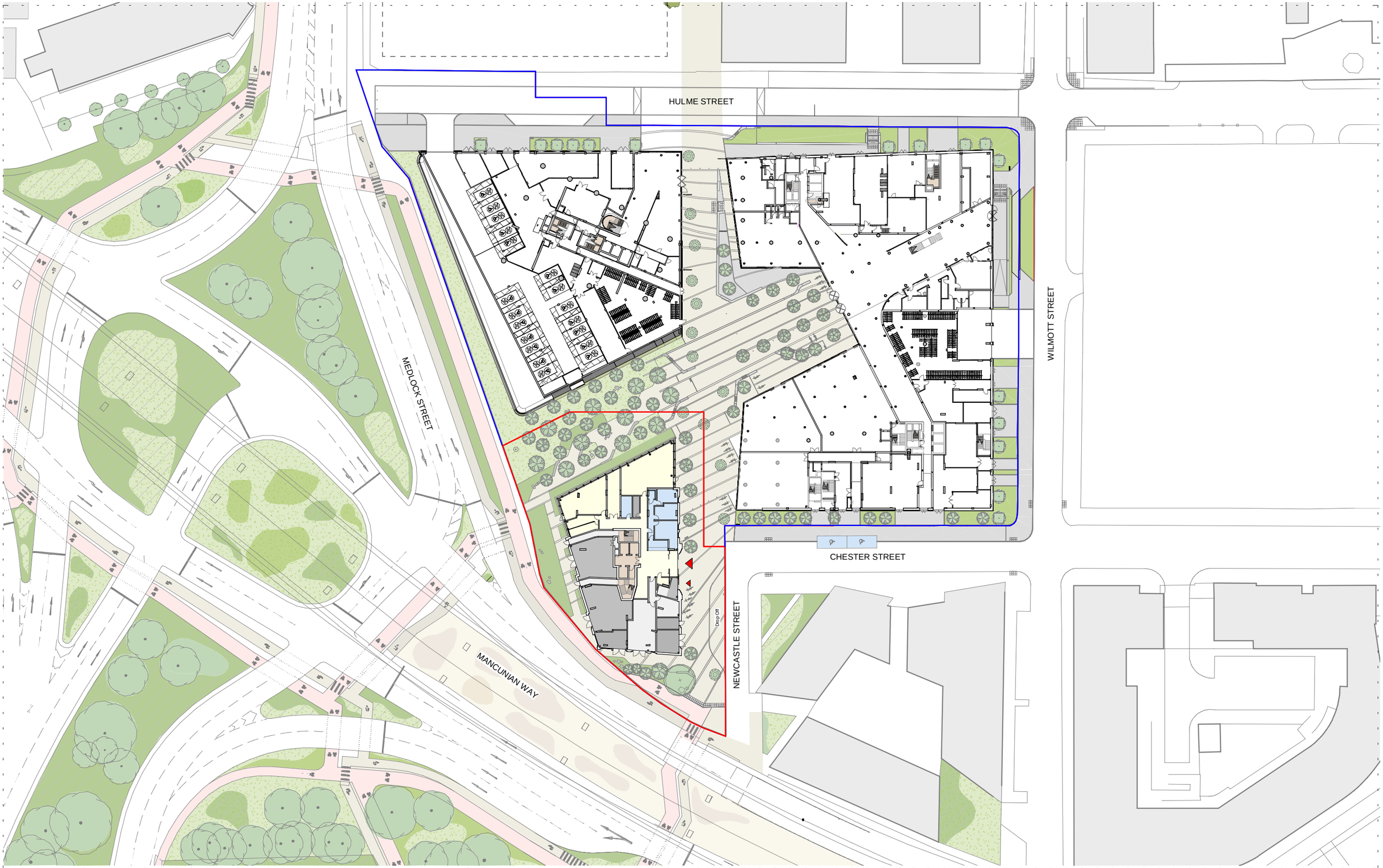
SimpsonHaugh Architects Ltd. 2023



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Planning boundary
Ownership boundary

Student Accommodation
- Studio Bedroom
- Cluster Bedroom
- Cluster Kitchen
- Accessible Studio
- Accessible Cluster

Amenity/ Circulation
- Core
- Amenity/Entrance
- Plant/BOH
- Storage/Riser/Corridor
- Management

First Street South, Block C, Manchester	10474-SHP-Z0-A-B5D8-G100-PL-00-001	
PLANNING	November 2023	P01
Site Plan - Ground Floor	10474	1 : 750@ A3

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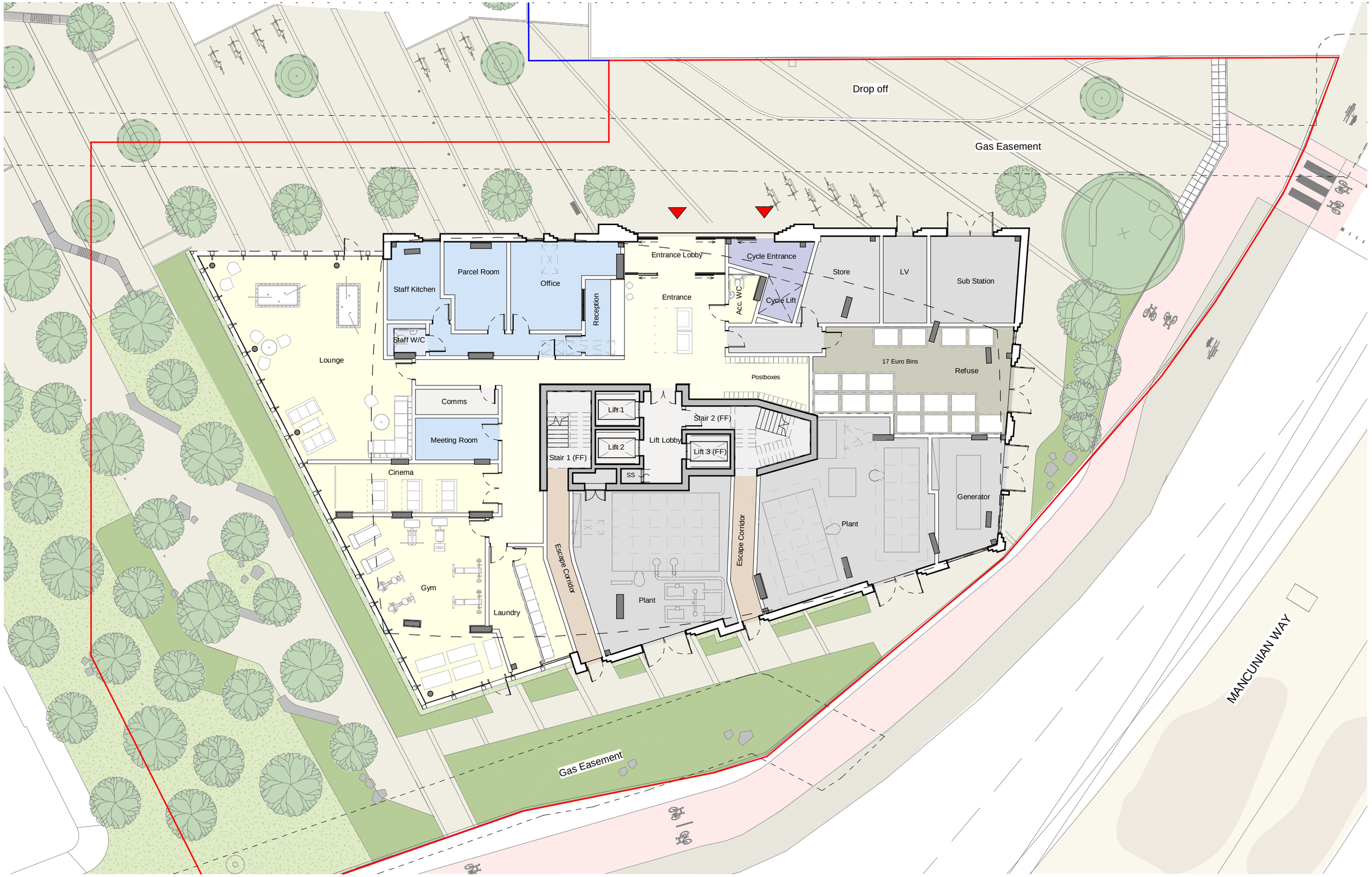

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Planning boundary
Ownership boundary

Student Accommodation
- Studio Bedroom
- Cluster Bedroom
- Cluster Kitchen
- Accessible Studio
- Accessible Cluster

Amenity/ Circulation
- Core
- Amenity/Entrance
- Plant/BOH
- Storage/Riser/Corridor
- Management

First Street South, Block C, Manchester	10474-SHP-ZC-A-B5D8-G200-PL-00-001	
PLANNING	November 2023	P01
General Arrangement Plan Ground Floor	10474	1 : 200 @A3

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Planning boundary
Ownership boundary

Student Accommodation
- Studio Bedroom
- Cluster Bedroom
- Cluster Kitchen
- Accessible Studio
- Accessible Cluster

Amenity/ Circulation
- Core
- Amenity/Entrance
- Plant/BOH
- Storage/Riser/Corridor
- Management

First Street South, Block C, Manchester	10474-SHP-ZC-A-B5D8-G200-PL-01-001	
PLANNING	November 2023	P01
General Arrangement Plan Level 01	10474	1 : 200 @A3

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Planning boundary
Ownership boundary

Student Accommodation
- Studio Bedroom
- Cluster Bedroom
- Cluster Kitchen
- Accessible Studio
- Accessible Cluster

Amenity/ Circulation
- Core
- Amenity/Entrance
- Plant/BOH
- Storage/Riser/Corridor
- Management

First Street South, Block C, Manchester	10474-SHP-ZC-A-B5D8-G200-PL-TY-001	
PLANNING	November 2023	P01
General Arrangement Plan Typical Level	10474	1 : 200 @A3

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Appendix B

MCC Waste Proforma

MANCHESTER CITY COUNCIL

Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number:
Date Submitted:
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Yes / No (delete as appropriate)
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	

High Rise Apartment Developments

0.43m2 has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection. (different for purpose-built student accommodation – see guidance) **For PBSA Calculations See Overleaf**	Yes / No (delete as appropriate) How many of each container do you plan to provide? _____ x general refuse x 1100 litre (based on 110 litres per apartment) _____ x pulpable Recycling x 1100 litre (based on 55 litres per apartment) _____ x mixed recycling x 1100 litre (based on 55 litres per apartment) _____ x food waste x 240 litres (based on 10 litres per apartment) _____ x garden waste (if applicable) x 240 litres
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / No (delete as appropriate)

Private Refuse Collection

The development cannot comply with the GD04 Guidance for PBSA centred around a fortnightly collection regime due to the scale of development. On that basis the Bin Store would need to accommodate 64 bins.

Consequently the development is proposed to be served by a private collection three times a week. It is assumed that this includes two collections every two days and one covering three days of waste generation and this storage indicated above can be accommodated.

As this collection frequency is contrary to the new MCC guidance of refuse collection from PBSA. To ensure that MCC are not at risk from having to step in and collect refuse from this development with a bin store that does not meet their requirements, the developer is willing to sign a legal agreement ensuring that private refuse collection can be made in perpetuity for the life of the building operating as PBSA.

PBSA Development

Please state the number of bins you propose, showing calculations when appropriate.

Calculations

Purpose built student accommodation - 8.91 litres of waste per occupant per day based on Downing Surveys of other Student Accomodation. This equates to 62.37 litres of waste / 0.057 Eurobins per occupier per week.

As Block C will comprise a total of 555 beds, the total volume of waste generated is as follows:

No. Beds	Waste Forecast (Litres)	
	Daily	**3 Days**
555	4,945	14,835

	General Refuse	Organic	Paper / Card	Plastic / Metal / Glass
Waste Stream Proportion	40%	10%	25%	25%
Daily Waste Generation	1,978	495	1,236	1,236
3 Days Waste Generation	5,934	1484	3,709	3,709

Refuse Container Provision

A robust amount of space has however been allocated to store Student waste in the refuse store, as now discussed. The Refuse Store has the capacity for c.17 Eurobins plus space for c.7 240l organic bins plus space for manoeuvering and ad-hoc storage if required.

The quantum of refuse containers required is based on a collection 3 times a week. In practice this is based on a maximum storage of 3 days of waste.

	General Refuse	Organic	Paper / Card	Plastic / Metal / Glass
Litres for 3 x a Week Collection	5934	1484	3709	3709
No. Required 1,100 Litre Eurobins	6		4	4
No. Required 240 Litre bins		7		

Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste? / will a contract be obtained with a licensed waste carrier?	Yes / ~~No~~ (Delete as Appropriate)

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -
Dry recycling (include material type details) -
Food Waste -
Industrial Waste -
Other -

Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate

Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	N/A

Internal Stores (Residential and Commercial)

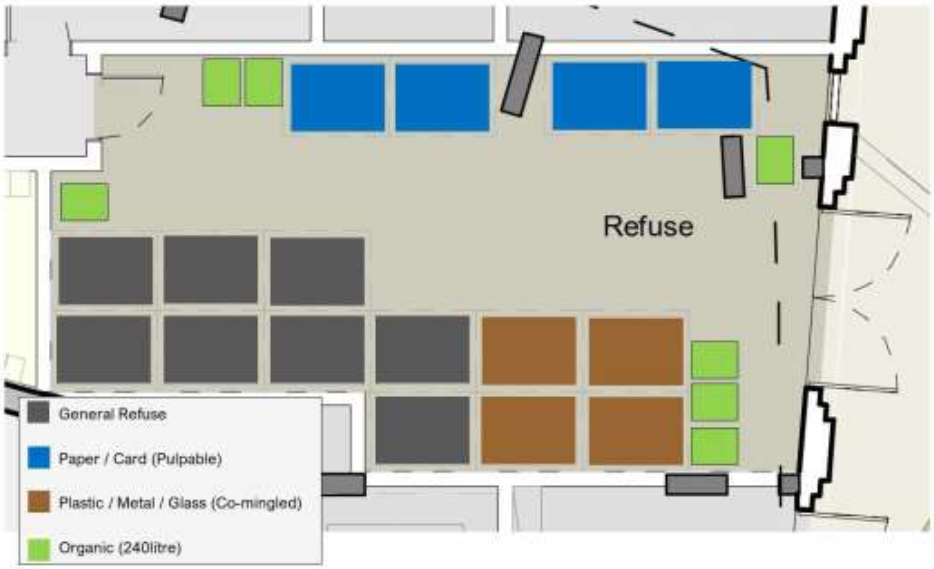
Please provide details of internal stores/segregation of waste/recycling.

Within each apartment /cluster, waste bins will be provided for General Refuse, Paper/Card, and Comingled Recyclables (Metal/Glass/Plastics). In addition, a food waste caddy will be provided to facilitate transfer of food waste to the refuse store. The waste bins would be colour coded to match the colours of bins in the refuse store making it easier to understand and minimise contamination.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

There is one refuse store for the development which is located at ground level. This is discussed in detail within the submitted Waste and Servicing Strategy and for clarity is shown below.



The size of the proposed development's refuse store is able to accommodate c.17x 1,100 litre Eurobins with extra space for smaller 240l organic bins or ad-hoc waste if required. This ensures that waste containers will not be stored on street.

The transfer of waste will be coordinated by on-site building management in ensuring that it will be taken out prior to collection and returned immediately afterwards.

Further plans showing the refuse store in the context of the whole development is shown in Appendix A of the Waste management Strategy.

Ensure all bins in the store are accessible	☑
Ensure recycling facilities are as easy to access as general refuse	☑

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - Mechanically Ventilated

Hygiene - Impervious surfaces, Cleaning point and Water Source nearby

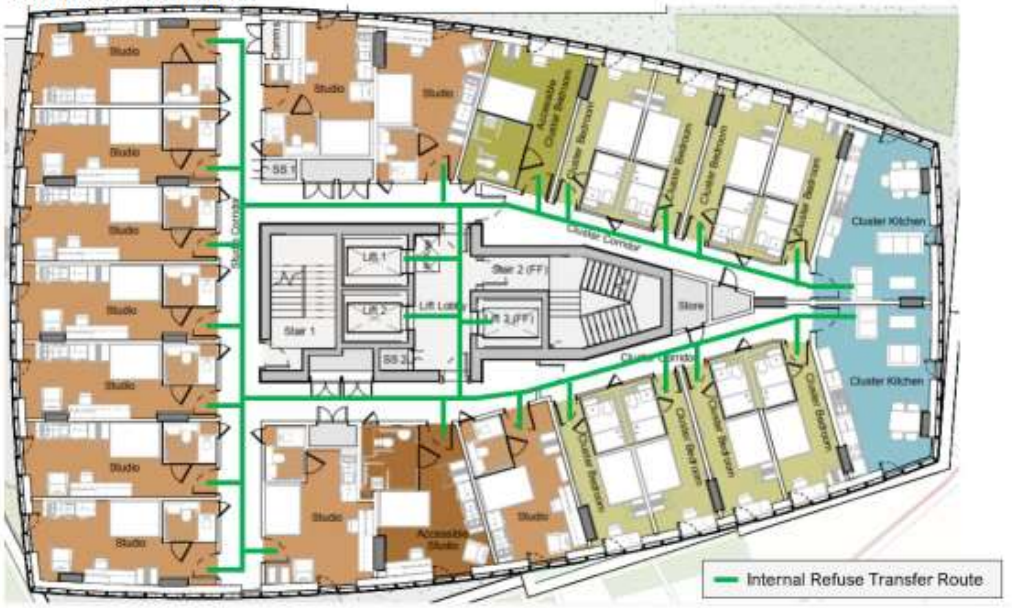
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

The on-site management company would have overall responsibility for waste management and ensuring the bins are taken to the collection point at the required time and returned immediately after. (See Below for Waste Transfer Routes)

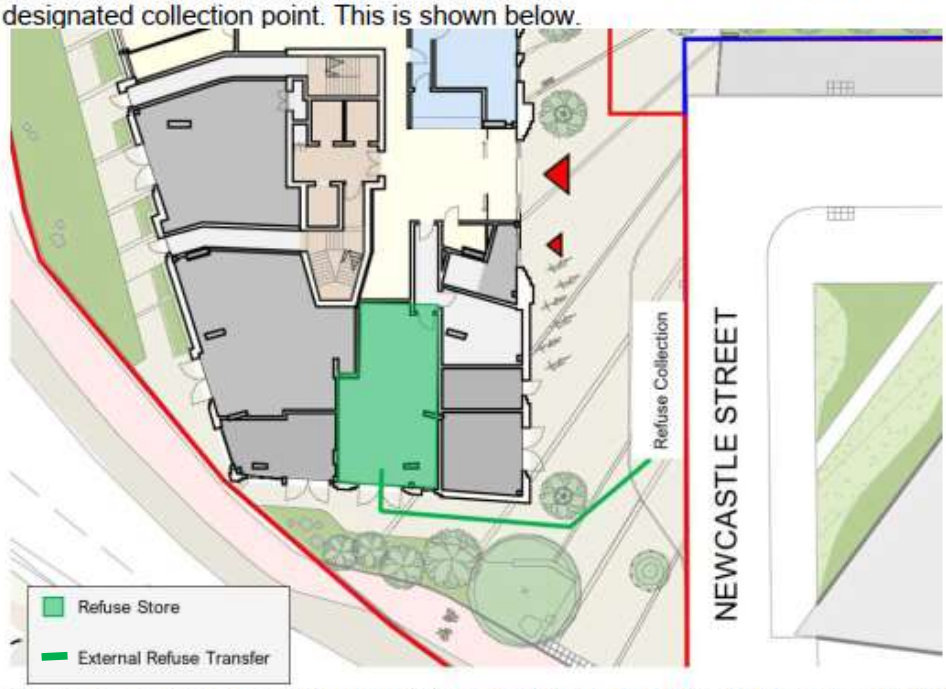
Transfer Routes

To manoeuvre waste internally, residents will transfer waste in sacks between their respective unit and the cluster kitchens via the lift / stairs, before depositing waste sacks in the appropriate refuse container located in the ground floor refuse store.

This is shown below.



Block C's building management team will transfer waste from the refuse store to the designated collection point. This is shown below.



There are no steps present when refuse containers are wheeled to the collection point.

Please ensure that you have attached:

Detailed plans of bin stores	☑
Location plans showing stores	☑
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	☑

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023

Contact

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Dean Clarke Gardens,
Exeter EX2 4AA
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Manchester M1 2HF.
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Tel: +49 176 8609 1360
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Vectos (North) Limited
Oxford Place
61 Oxford Street
Manchester M1 6EQ.
Company no. 07794057

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)

)

FIRST STREET DEVELOPMENT LIMITED acting by a director)

in the presence of:)

……..

Director

Witness Signature: ……..

Name (Print): ……..

Occupation: ……..

Address: ……..

……..

Executed as a deed by **DOWNING LIVING (MANCHESTER SOUTH) LIMITED PARTNERSHIP INCORPORATED** a limited partnership incorporated in Guernsey acting by its general partner **DOWNING LIVING (MANCHESTER SOUTH) GP LIMITED** a company incorporated in Guernsey acting by **ZEDRA DIRECTORS (GUERNSEY) LIMITED** and **ZEDRA CORPORATE OFFICERS (GUERNSEY) LIMITED** being persons who, in accordance with the laws of that territory, are acting under the authority of the company:)

ZEDRA DIRECTORS (GUERNSEY) LIMITED is incorporated in Guernsey and is acting by)

who in accordance with the laws of that territory are acting under the authority of **ZEDRA DIRECTORS (GUERNSEY) LIMITED**)

ZEDRA CORPORATE OFFICERS (GUERNSEY) LIMITED is incorporated in Guernsey and is acting by)
who in accordance with the laws of that territory are acting under the authority of **ZEDRA CORPORATE (OFFICERS) GUERNSEY LIMITED**)

Signature in the name of the company) **Downing Living (Manchester South) GP Limited**

Signature in the name of **ZEDRA DIRECTORS (GUERNSEY) LIMITED**) **Zedra Directors (Guernsey) Limited**

Signature of authorised signatory of **ZEDRA DIRECTORS (GUERNSEY) LIMITED**) Signature _____
Authorised Signature

Signature in the name of **ZEDRA CORPORATE OFFICERS (GUERNSEY) LIMITED**) **Zedra Corporate Officers (Guernsey) Limited**

Signature of authorised signatory of	)	
ZEDRA CORPORATE OFFICERS	)	Signature _____
(GUERNSEY) LIMITED	)	**Authorised Signature**

Executed as a deed by **DOWNING LIVING (MANCHESTER) LIMITED PARTNERSHIP INCORPORATED** a limited partnership incorporated in Guernsey acting by its general partner **DOWNING LIVING (MANCHESTER) GP LIMITED** a company incorporated in Guernsey acting by **ZEDRA DIRECTORS (GUERNSEY) LIMITED** and **ZEDRA CORPORATE OFFICERS (GUERNSEY) LIMITED** being persons who, in accordance with the laws of that territory, are acting under the authority of the company:

ZEDRA DIRECTORS (GUERNSEY) LIMITED is incorporated in Guernsey and is acting by

who in accordance with the laws of that territory are acting under the authority of **ZEDRA DIRECTORS (GUERNSEY) LIMITED**

ZEDRA CORPORATE OFFICERS (GUERNSEY) LIMITED is incorporated in Guernsey and is acting by
who in accordance with the laws of that territory are acting under the authority of **ZEDRA CORPORATE (OFFICERS) GUERNSEY LIMITED**

Signature in the name of the company

Downing Living (Manchester) GP Limited

Signature in the name of **ZEDRA DIRECTORS (GUERNSEY) LIMITED**

Zedra Directors (Guernsey) Limited

Signature of authorised signatory of **ZEDRA DIRECTORS (GUERNSEY) LIMITED**

Signature ----------

Authorised Signature

Signature in the name of **ZEDRA CORPORATE OFFICERS (GUERNSEY) LIMITED**

Zedra Corporate Officers (Guernsey) Limited

Signature of authorised signatory of	)	
ZEDRA CORPORATE OFFICERS	)	Signature _____
(GUERNSEY) LIMITED	)	**Authorised Signature**