20 August 2026
Delivered via Planning Portal

Sue Wills
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Dear Sue,

APPROVAL OF DETAILS RESERVED BY CONDITION NUMBER 5 AND 8 ATTACHED TO PLANNING PERMISSION REF. 143607/JO/2025 - 466-472 MOSS LANE EAST, M14 4PJ

On behalf of our clients, Alumno Group, I am pleased to enclose an application to discharge condition 5 and 8 attached to planning permission ref. 143607/JO/2025 which was approved by Manchester City Council ('the Council') on 16th April 2026. This application is submitted via the Planning Portal (ref. PP-15170686) and comprises electronic copies of the following:

- Application form
- This covering letter
- Ground Floor - Proposed Lightning Protection Layout (A0) (Ref. L047-SHA-69-ZZ.GF-D-E-690001-C01_A4), Prepared by: Shaw Contract Management
- Roof Level - Proposed Lightning Protection Layout (A0) (Ref. L047-SHA-69-ZZ.RF-D-E-690001-C01_A4), Prepared by: Shaw Contract Management
- Proposed Lightning Protection Details (A0) (Ref. L047-SHA-69.ZZ-D-E-690001-C01_A4), Prepared by: Shaw Contract Management
- Lightning Protection Risk Full Report - Moss Lane East, Manchester (Ref. Lightning Risk Full Report), Prepared by: Bailey International Lightning Protection Services

The requisite planning fee of £309.00 has been paid directly to Manchester City Council ('MCC') via the Planning Portal.

Background
As you will be aware, planning permission ref. 135544/FO/2022 was granted by the Council in November 2023 for development at 466-472 Moss Lane East in line with the following description:

> "*Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with*

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link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

"*Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation*".

A range of design changes was proposed to these consented developments under application refs. 139659/JO/2024 and 139660/JO/2024, and subsequent variation of condition applications, namely 143675/JO/2025 and 143607/JO/2025. This application seeks to discharge condition 5 and 8 associated with 143607/JO/2025.

Condition 5

Condition 5 states:

a) Prior to the installation of the lightning protection conductor cable, finalised details of the fixing to the building shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

b) The lightning protection conductor cable shall be 8mm diameter and colour matched to façade on which it is affixed.

c) At roof level, all lightning protection tapes are to be installed under the slates.

d) The strike points (air terminals) located along the roof ridge shall be positioned on the valley side of the roof.

The Lightning cabling and strike points shall thereafter be retained and maintained in situ.

The submitted drawings demonstrate that the proposed system has been designed in accordance with the requirements of the condition. Additionally, they also provide sufficient detail regarding the fixing and layout of the system, and it is considered that the proposal satisfies the requirements of the condition.

Condition 8

Condition 8 states:

Prior to the commencement of works associated with the incorporation of the cast iron brick vents, a sample and specification of the cast iron brick vent shall be submitted to and approved in writing by the City Council, as local planning authority. The development shall be carried out in accordance with the approved details.

For the avoidance of doubt, the proposed works do not include the installation of any new cast iron brick vents. The scheme retains and reuses the existing vents within the listed building, with no new vents being introduced and no alterations proposed to the existing openings.

Accordingly, Condition 8 is not considered applicable to the approved works. This submission is therefore made to formally discharge Condition 8 on the basis that no details are required, as the condition relates solely to the provision of new cast iron brick vents, which do not form part of the proposals.

I trust you have all the information that you require to validate this application and approve the submitted details associated with the discharge of condition 5 and 8 to planning permission 143607/JO/2025. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,

