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14 August 2026

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

FAO Angela Leckie

Dear Angela

Plot 9b, First Street - Application for Full Discharge of Conditions 32 (b) and 33 attached to Planning Permission Reference: 141786/FO/2024

Please find enclosed an application for the full discharge of Conditions **32 (b) (UXO Mitigation)** and **33 (Signage Strategy)** attached to Planning Permission Reference: 141786/FO/2024, relating to Plot 9b development at First Street in Manchester City Centre. The Applicant is Vita Meadow Ltd, a part of Vita Group.

By way of background, Planning Permission Reference 141786/FO/2024 was approved on 18 July 2025 for:

"Erection of part 12, part 33 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B)."

Following this, a Non-Material Amendment application (ref 144252/NMC/2025) was approved on 24 October 2025 to vary condition 2 (Approved Drawings and Documents) attached to planning permission ref 141786/FO/2024, reflecting façade changes, revised external door widths, and a reduced external ramp width.

The information being submitted with this letter to discharge the relevant planning condition is detailed below.

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Condition Discharge

Condition 32b – UXO Mitigation

The wording of Condition 32b is as follows:

"No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated."

To discharge the above condition, an **Unexploded Ordnance Safety Sign-Off Certificate** (*Doc ref: 12135_Sign off Certificate_9B First Street_Renaker_V1.0*), prepared by Alpha Associates has been submitted with this application. The report confirms that appropriate unexploded ordnance (UXO) risk mitigation measures were implemented during intrusive groundworks at the Site, and that UXO risks have been reduced to ALARP (As Low As Reasonably Practicable) levels.

Therefore, the submitted document provides all the relevant information needed to discharge Condition 32b.

Condition 33 – Signage Strategy

The wording of Condition 33 is as follows:

"Prior to the first use of the development hereby approved an 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."

To discharge the above condition, an **External Signage Strategy** *(Doc ref: VS9B-XSN-Z100-Sp-XX-0002_Rev P01)* has been submitted with the application. The document provides a coordinated strategy for external signage across the approved development, including the location, design, dimensions, illumination and fixing details of all proposed signage elements. The strategy establishes a framework for future advertisement applications and has been carefully designed to complement the architectural character of the building whilst providing clear wayfinding and building identification.

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Therefore, the submitted document provides all the relevant information needed to discharge Condition 33.

Submission Summary

The application is submitted alongside the application form, requisite fee of £400 (including £91 service charge and the below documents in Table 1):

Condition Number	Full or Partial Discharge	Information Submitted
32b- UXO Mitigation	Full	**Unexploded Ordnance Safety Sign-Off Certificate** (*Doc ref: 12135_Sign off Certificate_9B First Street_Renaker_V1.0*), prepared by Alpha Associates
33- Signage Strategy	Full	**External Signage Strategy** *(Doc ref: VS9B-XSN-Z100-Sp-XX-0002_Rev P01)*

The application has been submitted through the Planning Portal (PP-15133382).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the conditions outlined above.

If you have any queries regarding this submission, please do not hesitate to contact my colleagues Kelly McCann (kmccann@deloitte.co.uk / 01614556671) and Ragini Dutta (raginidutta@deloitte.co.uk / 03301386276).

Yours sincerely

[redacted]

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