9th October 2026
Delivered via Planning Portal

Lucy Harrison
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Lucy

DISCHARGE OF CONDITION 76 PURSUANT TO PLANNING PERMISSION (REF. 135419/FO/2022): ONE MEDLOCK STREET, MANCHESTER, M15 5FJ

On behalf of Greystar ('the Applicant'), we are pleased to enclose an application to discharge Condition 76 (Signage Strategy Phase B) pursuant to planning permission (ref. 135419/FO/2022) at the above site.

The application is submitted via the Planning Portal (ref. PP-15267209) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms;
- This Covering Letter;
- High Level Signage Rev A (April 2026); and
- Wayfinding & Signage (October 2026).

The requisite application fee of £309 has been paid online via the Planning Portal.

Background
As Manchester City Council ('MCC') is aware, a full planning permission for the demolition of the existing hotel building and structures and the redevelopment of the site to comprise two buildings of office and purpose-built student accommodation uses was granted on 8th November 2023 (ref. 135419/FO/2022) ('the Original Permission'). The full wording of the approved development is as follows:

'Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.'

Level 5 Transmission
6 Atherton Street
Manchester
M3 3GS

T 0161 233 7676 turley.co.uk

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Table 1 below provides an overview of the discharge of conditions applications progressed pursuant to the Phase B of the permission only (purpose-built student accommodation units) in accordance with approved phasing plan (drawing ref. 2072-PLA-XX-XX-DR-L-0012).

Table 1: Discharge of Condition Planning Application Summary (Relevant to Phase B)

Application Reference	Condition No.	Status
CDN/23/0780	43a (Contaminated Land)	Discharged
	44 (Archaeology)	Partially discharged
	45 (CMP)	Discharged
	46a (Local Labour Construction)	Discharged
	48 (Carriageway Condition Survey)	Discharged
	54a (TV Reception)	Discharged
CDN/23/0830	50a (Art Wall Programme)	Discharged
	51a (Landscape Programme)	Discharged
	52a (SuDS)	Discharged
	55 (Radar Mitigation Scheme)	Discharged
	57a (Acoustics)	Partially discharged
	72 (Vehicle Access Strategy)	Discharged
CDN/24/0281	49a (Materials)	Discharged
CDN/24/0491	4 (Contract for redevelopment)	Discharged
	50a (Art Wall Programme)	Discharged
CDN/24/1040	44 (Archaeology)	Discharged
CDN/25/0390	51a (Landscape Programme)	Discharged
CDN/25/0653	50b (Art Wall Final Details)	Discharged
CDN/25/0906	49b (Materials)	Discharged

Condition 76 (Signage Strategy – Phase B)

Condition 76 states:

"Before first occupation of the Block B phase of the development, a signage strategy for that phase shall be submitted to and agreed in writing by the City Council as local planning authority. All signage displayed at the property shall accord with the approved details."

This application seeks to discharge the condition through the submission of the following documents:

- High Level Signage Rev A (April 2026)
- Wayfinding & Signage (October 2026)

The documents provide details of the brand identity, typography, colour palette, materials, and locations of the high-level and wayfinding signage associated with the development, which is now known as 'Red River Point'.

The high-level signage locations shown reflect those discussed and agreed in principle with MCC officers at a meeting in December 2025, notably those on the east and west elevations of the smaller built element, as illustrated on the High Level Signage Rev A drawing. The proposed signage strategy was subsequently presented to MCC via email on 9 June 2026 and remains largely unchanged, with only minor amendments made to the Wayfinding and Signage document since that time.

Following the discharge of the condition, the Applicant will progress the separate advertisement consent application required for the display of the proposed signage.

It is therefore considered that sufficient information has been provided to satisfy the requirements of condition 76. Accordingly, it is requested that the City Council approve this application and formally discharge the condition.

Conclusion

I trust that you have the relevant information to validate this application and discharge Condition 76 pursuant to planning permission (ref. 135419/FO/2022).

Should you have any queries or require more information, please contact me.

Yours sincerely

[redacted]

Adam Buxton
Senior Planner

[redacted]