

F.A.O. Angela Leckie

Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Tuesday 14 December 2021

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/06
Planning Portal Ref: PP-10476972

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Discharge of Planning Condition 35**

Please find enclosed an application for discharge of pre-construction condition 35 in relation to Planning Permission Ref: 125573/FO/2019 (approved March 2021). The Applicant is Downing Living (Manchester) Limited Partnership Incorporated.

The Planning Permission relates to 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 (Cafe/Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works on Plot 11 First Street comprising Land Bound By Hulme Street to the North, Wilmott Street to the East, The Unite Parkway Gate development and Mancunian Way to the South, and Medlock Street to the West, Manchester.”*

Condition 35 – Surface Water

Condition 35 is worded as follows:

“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, with only foul drainage connected into the foul sewer, 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.”

”

Continued:

The surface water runoff and foul water are drained on separate networks and only combine immediately prior to discharging into the surrounding public combined water sewers, as this is the only feasible option for discharge. This is also outlined within Section 6.3 of the AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-ZZ-XX-RP-C-3000_RevP03 and shown on Drainage Strategy Layout FSS-AJP-XX-00-DR-C-0001_Rev P03 contained within Appendix J of the strategy report.

The information contained within the submission relates to Phases A, B & C as shown on drawing 10266-Z0-A-G100-PL-XX-99001.

Application Documentation

The following documents are submitted through the planning portal (ref: PP-10476972) as part of the application:

- 10266-Z0-A-G100-PL-XX-99001.
- FSS-AJP-ZZ-XX-RP-C-3000_RevP03

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of condition 35.

We trust this meets with your approval, if you have any questions or queries in relation to the above, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G. Robinson'.

Glenn Robinson
For SimpsonHaugh

End

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