MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Plot 11 First Street South

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

383808

Northing (y)

397170

Description

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.

Applicant Details

Name/Company

Title

First name

Surname

Downing

Company Name

Downing Living (Manchester) Limited

Address

Address line 1

5th Floor

Address line 2

1 Old Hall Street

Address line 3

Town/City

County

Country

Postcode

L3 9HF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Glenn

Surname

Robinson

Company Name

Simpsonhaugh Architects

Address

Address line 1

Riverside

Address line 2

4 Commercial Street

Address line 3

Manchester

Town/City

County

Country

United Kingdom

Postcode

M15 4RQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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 and first floor commercial and first floor commercial (Use Class E a (retail), E b (Cafe / restaurant), E (c) Hairdressers and E(d) (Gym), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works

Reference number

125573/FO/2019

Date of decision (date must be pre-application submission)

09/03/2021

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 11b (Phase A)

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

04/04/2022

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

27/06/2025

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

Condition 11 part b

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The material being submitted are as follows:

FSS-D-URS-EX-01-GA-1001
FSS-D-URS-EX-01-DT-6109-101
FSS-D-URS-EX-01-DT-6109-102
FSS-D-URS-EX-01-DT-6109-103
FSS-D-URS-EX-01-DT-6109-104
FSS-D-URS-EX-01-DT-6108-101
FSS-D-URS-EX-01-DT-6108-102
FSS-D-URS-EX-01-DT-6108-103
FSS-D-URS-EX-01-DT-6107-101
FSS-D-URS-EX-01-DT-6107-102
FSS-D-URS-EX-01-DT-6106-101
FSS-D-URS-EX-01-DT-6106-102
FSS-D-URS-EX-01-DT-6106-103
FSS-D-URS-EX-01-DT-6106-104
FSS-D-URS-EX-01-DT-6106-105
FSS-D-URS-EX-01-DT-6106-106
FSS-D-URS-EX-01-DT-6103-101
FSS-D-URS-EX-01-DT-6103-102
FSS-D-URS-EX-01-DT-6103-103
FSS-D-URS-EX-01-DT-6103-104
FSS-D-URS-EX-01-DT-6103-105
FSS-D-URS-EX-01-DT-6103-106
FSS-D-URS-EX-01-DT-6103-107
FSS-D-URS-EX-01-DT-6103-108
FSS-D-URS-EX-01-DT-6101-101
FSS-D-URS-EX-01-DT-6101-102
FSS-D-URS-EX-01-DT-6101-103
FSS-D-URS-EC-01-EL-1001
FSS-D-URS-EC-01-SE-6101
FSS-D-URS-EC-01-SE-6103
FSS-D-URS-EC-01-EL-6106
FSS-D-URS-EC-01-EL-6108
FSS-D-URS-EC-01-EL-6109
M90183 Landscape Design Presentation First Street South

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Damon Lee

Date

08/08/2025