

**Town & Country Planning Act 1990 (as amended)**  
**Planning (Listed Building & Conservation Area) Act 1990 (as amended)**

**Approval of details reserved by condition**

**Applicant**

Downing Living (Manchester) Limited  
5th Floor  
1 Old Hall Street  
L3 9HF

**Agent (if used)**

Mr Glenn Robinson  
Simpsonhaugh Architects  
Riverside  
4 Commercial Street  
Manchester  
M15 4RQ

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of condition 12 (Suds Verification) attached to planning permission 125573/FO/2019 (as amended by 132553/NMC/2021, 132804/NMC/2022, 135358/NMC/2022, 135526/NMC/2022, 138391/NMC/2023, 138876/NMC/2023 and 140295/NMC/2024)

**Location:** 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,

**Date of application:** 4 July 2025

**Application number:** CDN/25/0645

**Part 2 – Particulars of decision**

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Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

**Condition 12 (Suds Verification)**

Condition 12 (Suds Verification) - On the basis of the following:

Groundworks QA 1/21/2025 1 and associated photographic evidence stamped as received on 01-09-25;

AJP drainage strategy report ref FSS-AJP-ZZ-XX-RP-C-3000 rev P04;

FSS-AJP-XX-00-DR-C-0001 FSS-AJP-XX-00-DR-C-0010 FSS-AJP-XX-00-DR-C-0015  
FSS-AJP-XX-00-DR-C-0120 219-215 - FIRST STREET SOUTH, MANCHESTER\_FRA  
& DRAINAGE STRATEGY M90183\_AB\_60012 M90183\_AB\_250306.01  
M90183\_AB\_L101 M90183\_AB\_L102 M90183\_AB\_L103 M90183\_AB\_L104  
M90183\_AB\_L200 M90183\_AB\_L202 M90183\_AB\_L203 M90183\_AB\_L204  
M90183\_AB\_L205 M90183\_AB\_L206 M90183\_AB\_L207 M90183\_AB\_L208  
M90183\_AB\_L600 M90183\_AB\_L602 0250-HES-ZA-00-DR-ME-50001  
2022.09.08. Site Progress Photos 10266-Z0-A-G100-PL-XX-99001

ABG\_GEOCOMPOSITE\_HIGHWAY\_DRAINAGE\_SYSTEMS ACO-StormBrixx-Data-Sheet ATTENUATION\_RECORD\_Wilmott Street  
Below\_Ground\_Drainage\_Test\_Inspection "Block A and B Court Yard Attenuation Records and Photos\_Tank 2" Bontect NW Datasheet Condition 12 Letter - 16 July 24 Condition 12 Letter - 11 March 25 E278622\_01 - ATT1 - First Street - Construction E278622\_02 - ATT2 - First Street - Construction F405845.26  
Premeable Courtyard Paving Installation First Street Manchester 26 000L Tank Drawing GSE Ultraflex Smooth GEOMembrane Datasheet JFC CorriPipe JFC Corripipe Twinwall Drainage System BBA MH SW 28 Hydro Brake Phase B Courtyard Preparing area for Tree Cell Installation Photo Phase B Courtyard Roofspace Tree Cell System installation Photo No 1 Phase B Courtyard Roofspace Tree Cell System installation Photo No 2 Phase B Courtyard Roofspace Tree Cell System Material Delivery Photo 1 Phase B\_Tree Cell\_Photo Sign Off T1 (Phase A) Sign Off T2 (Phase B) SDS GEOLight Maintenance  
SUSTAINABLE\_DRAINAGE\_SYSTEMS\_LTD\_OPERATION\_AND\_MAINTENANCE\_MANUAL-2532926" STORMWATER\_MANAGEMENT\_SYSTEM-2532923  
STORMWATER\_MANAGEMENT\_SYSTEM-2532931 SW NETWORK CALCULATIONS SW28 manhole installation record (Phase B) SW49 manhole Installation record (Phase A)

the condition is discharged

Date: 24 September 2025

Signed:



Julie Roscoe  
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

## Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate). The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.