

F.A.O. Angela Leckie

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

Monday 30th June 2025

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/DL/57
Planning Portal Ref: PP-14139333

Dear Angela,

Planning Permission Ref 125573/FO/2019: Plot 11 First Street

Discharge of Planning Condition 15a (Phase A)

Please find enclosed an application for discharge of condition 15a 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 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 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 15a – Acoustics Insulation

Condition 15a is worded as follows:

"In relation to the residential accommodation, the development shall be carried out in accordance with the following, as approved under ref. CDN/23/0533: DOWNING LIVING. PLOT 11, FIRST STREET SOUTH, MANCHESTER, DISCHARGE OF PLANNING CONDITION 15, 28 July 2023 AEC REPORT: P3921/R9/PJK by AEC. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non-compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter."

Please refer to AEC technical note 'P3921 - L75 - First Street - Block D - Condition 15 - Plant Noise Levels'. The information contained within the submission relates to Phase A.

Continued:

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Application Documentation

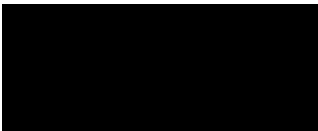
The following document has been submitted through the planning portal (ref: PP-14139333) as part of the application:

- P3921 - L75 - First Street - Block D - Condition 15 - Plant Noise Levels
- 10266-Z0-A-G100-PL-XX-99001

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 15a for Phase A only.

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 solid black rectangular box used to redact the signature of Glenn Robinson.

Glenn Robinson
For SimpsonHaugh

End

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