F.A.O. Angela Leckie

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

Friday 11th April 2025

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/DL/53
Planning Portal Ref: PP-13940443

Dear Angela,

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

Discharge of Planning Condition 8c (Phase B)

Please find enclosed an application for discharge of condition 8c 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 8c – Topsoil

Condition 8c is worded as follows:

"After completion of site works, and prior to occupation a verification report to validate that the work undertaken conforms to the remediation proposals previously approved as outlined in (a) above and that imported soils are validated in accordance with MCC criteria (1 per 200m3 for Greenfield and 1 per 50m3 for brownfield, minimum of 3 samples per source) shall be submitted and approved in writing by the City Council as Local Planning Authority."

Continued:

LONDON
5 - 8 Roberts Place,
London EC1R 0BB
T +44 (0)20 7549 4000
F +44 (0)20 7490 5331

MANCHESTER
Riverside, 4 Commercial St,
Manchester M15 4RQ
T +44 (0)161 835 2345
F +44 (0)161 839 4808

E mail@simpsonhaugh.com
W www.simpsonhaugh.com

Registered office: Riverside, 4 Commercial Street, Manchester M15 4RQ | SimpsonHaugh and Partners LLP Registered in England No. OC342338
SimpsonHaugh Architects Limited Registered in England No. 02965414 | SimpsonHaugh and Partners Group LLP Registered in England No. OC337114
Trading under the name SimpsonHaugh

Application Documentation

The following document has been submitted through the planning portal (ref: PP-13940443) as part of the application:

- 10266-Z0-A-G100-PL-XX-99001
- P10227 2025-03 First Street, Manchester_REM COMP_rev A

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of Condition 8c for Phase B 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,



Glenn Robinson
For SimpsonHaugh

End :