simpsonhaugh

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Planning
Manchester City Council
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Monday 09 September 2024

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/47
Planning Portal Ref: PP-13376452

Dear Angela,

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

Discharge of Planning Condition 11b (Upper & Lower Roofs) Phase A (Building D)

Please find enclosed an application for discharge of Condition 11b (upper & lower roofs) 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 11b is worded as follows:

"Construction details of the green roof to be supplied prior to installation."

The information contained within the submission relates to Phases A (Building D) as shown on drawing 10266-Z0-A-G100-PL-XX-99001. The information submitted is to discharge of condition 11b and relates to the upper & lower roof of Phase A.

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Continued:

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 documents has been submitted through the planning portal (ref: PP-13376452) as part of the application:

Drawings relating to Phase A (Building D only)

- Site Wide Phasing Plan — 10266-Z0-A-G100-PL-XX-99001 (Rev P01)
- Drainage Strategy — FSS-AJP-XX-00-DR-C-0001 (Rev C12)
- Block D SUDS Elements Layout — FSS-AJP-XX-00-DR-C-0121 (Rev C01)
- Block D SW Network Calculations

Lower Roof

- Building D Podium-Podium Bauder Rainwater Calculations — FSS-PRI-X-CA-001 (Rev C01)
- Block D Podium Roof Plan — FSS-PRI-D-01-101 (Rev C01)
- Block D Podium Façade Interface Detail — FSS-PRI-D-01-001 (Rev C01)
- Block D Podium Façade Interface Detail 2 — FSS-PRI-D-01-002 (Rev C01)
- Block D Podium Typical Sliding Door Detail — FSS-PRI-D-01-003 (Rev C01)
- Block D Podium Typical Penthouse Louvre Detail — FSS-PRI-D-01-004 (Rev C01)
- Block D Podium Typical Outlet Detail — FSS-PRI-D-01-005 (Rev C01)
- Block D Podium Typical Pitch Pocket Detail to Posts — FSS-PRI-D-01-006 (Rev C01)
- Block D Podium Step Detail at Tree Pits — FSS-PRI-D-01-007 (Rev C01)
- Block D Podium Typical Step Detail — FSS-PRI-D-01-008 (Rev C01)
- Block D Podium Upstand to Green Embankment Area — FSS-PRI-D-01-009 (Rev C01)
- Block D Podium Upstand Detail to Terracotta Zone — FSS-PRI-D-01-010(Rev C01)

Upper roof

The upper roof of Building D was never designed to have a green roof. We have however provided the details for review.

- Building D High Level Bauder Rainwater Calculations — FSS-PRI-X-CA-002 (Rev C02)
- Building D Level 45 Roof Plan — FSS-PRI-D-PL-003 (Rev C02)
- Block D Typical External Upstand Detail to Perimeter Wall — FSS-PRI-D-RF-001 (Rev C01)
- Block D Roof Typical SVP Detail — FSS-PRI-D-RF-003 (Rev C01)
- Block D Roof Typical Outlet Detail — FSS-PRI-D-RF-004 (Rev C01)
- Block D Roof BMU/PV Support Plinth Detail — FSS-PRI-D-RF-005 (Rev C01)
- Block D Roof ASHP Plinth Detail — FSS-PRI-D-RF-006 (Rev C01)
- Block D Roof Upstand to Base of lift Overrun — FSS-PRI-D-RF-007 (Rev C01)
- Typical External Upstand Detail to Perimeter Wall — FSS-PRI-X-RF-001 (Rev C01)
- Typical AOV/Access Hatch Detail — FSS-PRI-X-RF-003 (Rev C01)
- Typical SVP Detail — FSS-PRI-X-RF-004 (Rev C01)
- Typical Outlet Detail — FSS-PRI-X-RF-005 (Rev C01)
- Block B/D Typical Plinth Detail — FSS-PRI-X-RF-007 (Rev C01)

Photovoltaic (Upper roof)

- Photovoltaic Technical Information — v

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of Condition 11b for Phase A.

Continued:

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