MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 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

Liverpool

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

First name

Glenn

Surname

Robinson

Company Name

Simpson Haugh Architects

Address

Address line 1

Simpson Haugh Architects

Address line 2

Riverside 4

Address line 3

Commercial Street

Town/City

Manchester

County

Country

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)

CDN 11b

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?

- [ ] Yes
- [x] No

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

Phase A (Building D only)

Discharge of Conditions

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

Site wide information

- 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

- 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)

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?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

FIR/M15/A/PRE

Date (must be pre-application submission)

13/08/2024

Details of the pre-application advice received

Final construction details of the green roofs shall be submitted prior to installation / construction of the green roofs and shall be in place prior to first occupation of each building where they are proposed:
- The developer must submit an engineering layout, which includes green roof design parameters such as, length, width, and depth. The parameters and reference must match the hydraulic modelling approved under application no.CDN/21/0951.
- A site-specific feasibility assessment for the proposed green roof must be provided. This must include details such as structural loading from the green roof, for the specific volume.
- This application relates to Phase A only (Building D).

Standard Advice: Preparing a Submission
The applicant must present a consistent package to discharge drainage conditions (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a submission, the applicant must ensure that the drainage layout and hydraulic
calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts.

Important Information
• Requests for further iterative review under this pre-application Case Ref must be supported by a full package for all above clauses.
• As this is under a live planning application, the full package submission should be issued to the Planning Officer.
• Formal Planning submissions must contain information at approvable standard for all above clauses to discharge the Planning Conditions.
• This review has been made based on information presented / discussed in the MS Teams meeting 13/08/2024

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.

☑ I / We agree to the outlined declaration

Signed

Glenn Robinson

Date

09/09/2024