

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

Approval of details reserved by condition

Applicant

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

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Discharge of parts a, b, c, f, h, k,l, m and p of Condition 10 (Landscaping and Highways) Phase A and B attached to Planning Permission 125573/FO/2019.

Location: Plot 11 First Street South, Manchester

Date of application: 10 July 2024

Application number: CDN/24/0619

Part 2 – Particulars of decision

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 10 (Landscaping and Highways)

Condition 10 (Landscaping and Highways)

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

On the basis of implementation in accordance with the following: Dwgs M90183_10000, M90183_10001, M90183_10002, M90183_10003, M90183_10004, M90183_10005, M90183_10006, M90183_10007, M90183_10008, M90183_10009, M90183_10010, M90183_10013, M90183_10014, M90183_10015, M90183_30001, M90183_60010, M90183_60011, M90183_10021, M90183_10022, M90183_10023, M90183_10024, M90183_10025, M90183_10100, M90183_30001, M90183_30002, M90183_60016, M90183_60017, M90183_60018 DFA2 Tracker M90183_950005 and the LANDSCAPE DESIGN PRESENTATION First Street South May 2023 this part of the condition is discharged

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the

public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

On the basis of implementation in accordance with the following: Dwgs
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_D_L200, M90183_D_L203, M90183_D_L202, M90183_D_L204,
M90183_D_L205, M90183_D_L206, M90183_D_L210, M90183_D_L212,
M90183_D_L213 and M90183_D_L216

this part of the condition is discharge

(c) Details of the proposed tree species within the public realm including within (a) soft; and (b) hard landscaping to include proposed size, species and planting specification including tree pits and design (in compliance with City Centre Street Tree Standard) and details of on going maintenance;

On the basis of implementation in accordance with the following: Dwgs
M90183_AB_L207, M90183_AB_L208, M90183_D_L205, M90183_D_L206 and
ongoing compliance with the Maintenance and Management Plot 11 First Street South
Rev 01 May 2023 by Open

this part of the condition is discharged

(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

On the basis of implementation is accodance with the following: Dwgs
M90183_AB_L205, M90183_AB_L101, M90183_AB_L103, M90183_AB_L213,
M90183_AB_L214, M90183_D_L202, M90183_D_L213, M90183_D_L215,
M90183_20001, M90183_40004, M90183_50001,
M90183_50002, M90183_50003, M90183_50004, M90183_50007, M90183_50013,
M90183_20005, M90183_20006, M90183_20007, 10266-Z0-A-N223-DE-TY-001, FSS-
SFL-AB-02-DR-X-00010 Podium Layout Rev C01, FSS-SFL-AB-02-DR-X-00011
Podium Elevations Rev C01, FSS-SFL-AB-02-DR-X-00012 Podium Sections Rev C01,
FSS-SFL-ZD-01-DR-X-00001 Rev P03, M90183_20008, M90183_40005,
M90183_40006,
M90183_40007, M90183_40008, M90183_40009, M90183_50017, M90183_50018,
M90183_50020, M90183_50021, 0183_50013, DFA2 Tracker M90183_950005,
LANDSCAPE DESIGN PRESENTATION First Street South May 2023 and the
Condition 10 Supplementary Information Plot 11 First Street South Document Rev 01
Feb 2024 by Open this part of the condition is discharged.

(h) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the First Street SRF Area with Oxford Road Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

On the basis of Simpson Haugh's e-mail 12/09/24 that no wayfinding is to these will be installed and that the information will be submitted in association with the Phase A

condition 10 discharge no further action is required in relation to this part of the condition

(k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; and

On the basis of implementation in accordance with the following: Dwgs M90183_AB_L101, M90183_AB_L103, M90183_AB_L204, M90183_AB_L205, M90183_AB_L600, M90183_AB_L602, M90183_D_L200, M90183_D_L203, M90183_D_L600, M90183_D_L204, M90183_40004 and M90183_10010 and the Condition 10 Supplementary Information Plot 11 First Street South Document Rev 01 Feb 2024 by Open this part of the condition is discharged

(m) Location and number of cycle stands within the public realm;

On the basis of implementation in accordance with the following: Dwgs M90183_AB_L204, M90183_AB_L205 and M90183_D_L202 this part of the condition is discharged.

Date: 13 September 2024

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. 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.