F.A.O. Angela Leckie

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

Wednesday 7th August 2024

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/45
Planning Portal Ref: PP-13315937

Dear Angela,

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

Discharge of Planning Condition 12

Please find enclosed an application for discharge of condition 12 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 12 – Implementation, maintenance, and managements of SUDS

Condition 12 is worded as follows:

"No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority".

Please refer to AJP drainage strategy report ref FSS-AJP-ZZ-XX-RP-C-3000 rev P03 (attached) contains the maintenance strategy, see section 7. Is also covered in Condition 12 letter - 16 July 24

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-13315937) as part of the application:

- 10266-Z0-A-G100-PL-XX-99001
- First Street Manchester 26,000L Tank Drawing
- FLOOD_RISK_ASSESSMENT___DRAINAGE_STRATEGY_REPORT-2532917
- FSS-AJP-XX-00-DR-C-0001-C12 - DRAINAGE STRATEGY
- FSS-AJP-XX-00-DR-C-0120-C01 - BLOCKS A & B SUDS ELEMENTS LAYOUT
- FSS-AJP-XX-00-DR-C-0015-C02 - ADDITIONAL ATTENUATION TANK DETAIL
- FSS-AJP-XX-00-DR-C-0010-C05 - FLOW CONTROL CHAMBER & TYPICAL CATCHPIT DETAIL
- ATTENUATION_TANK_2_DETAIL-2532930
- 0250-HES-ZA-00-DR-ME-50001_Block A Lvl 00 Coordinated Plantroom Layout-S3-P01
- Manufacturer Email - First Street Manchester - Attenuation Tank Area Survey
- JFC_CORRIPIPE_TWINWALL_DRAINAGE_SYSTEM-2532933
- COMBI Belowground Tank Installation Manual inc FLOATING + PV
- ACO-StormBrixx-Data-Sheet
- ABG_GEOCOMPOSITE_HIGHWAY_DRAINAGE_SYSTEMS-2532928
- Bontect NW Datasheet
- CORRIPIPE__TECHNICAL_SPECIFICATION-2532932
- GSE Ultraflex Smooth GEOmembrane Datasheet
- STORMWATER_MANAGEMENT_SYSTEM-2532923
- STORMWATER_MANAGEMENT_SYSTEM-2532931
- SUSTAINABLE_DRAINAGE_SYSTEMS_LTD_OPERATION_AND_MAINTENANCE_MANUAL-2532926
- SW Network Calculations
- MH SW 28 Hydro Brake
- BELOW_GROUND_DRAINAGE_TEST___INSPECTION-2532919
- ATTENUATION_RECORD_Wilmott Street
- ATTENUATION_RECORD___PHOTOS-2532936
- SDS Ltd Sign off QA Sheet1
- SDS Ltd Sign off QA Sheet 2
- Condition 12 letter - 16 July 24

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of Condition 12 for Phase B only.

Continued:

The Main Contractor and client would like to note the date of Practical Completion is 28 August and would ask that the condition is determined to coincide with PC if possible.

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