

F.A.O. Angela Leckie

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

Friday 5 July 2024

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/DL/41
Planning Portal Ref: PP-13217831

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Discharge of Planning Condition 10 parts a, b, c, f, h, k, m and p**

Please find enclosed an application for discharge of condition 10 parts a, b, c, f, h, k, m and p 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 10 a, b, c, f, h, k, m and p (Phase A & B)

See the appended document to the letter showing the condition numbers, wording and associated supporting information.

The information contained within the submission relates to Phases A, B as shown on drawing 10266-Z0-A-G100-PL-XX-99001.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of condition 10 a, b, c, f, h, k, m and p

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,

A handwritten signature in black ink, appearing to read 'G. Robinson'.

Glenn Robinson
For SimpsonHaugh

End

:

Condition Number	Condition Wording	OPEN Drawings	
10a	Details of all hard and all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);	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	M90183_AB_L102 M90183_AB_L104 M90183_AB_L200 M90183_AB_L202 M90183_AB_L210 M90183_AB_L212 M90183_AB_L214
10k	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;	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 M90183_10010	
10b	Details of measures to create potential opportunities to enhance and create new biodiversity	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 M90183_D_L216	
10f	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	M90183_AB_L204 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 M90183_50013
10m	Location and number of cycle stands within the public realm;	M90183_AB_L204 M90183_AB_L205 M90183_D_L202	
10h	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 designated neighbourhoods (which includes consideration of older people);	M90183_AB_L204 M90183_AB_L205 M90183_D_L202	
10c	Details of the proposed tree species within the public realm including within (a) soft; and (b) hard landscaping	M90183_AB_L207 M90183_AB_L208 M90183_D_L205 M90183_D_L206	
10p	The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.	Refer to DFA2 Tracker M90183_950005	

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document register & transmittal advice

Project Plot 11 First Street South - Building D

Project No M90183

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Date of Issue	day	11	31	15	4	22	23	27	13	19	23	19	3	23	19	11	9	29	1	17
	month	2	10	12	1	2	3	4	6	6	6	7	8	8	9	12	1	1	2	5
	year	22	22	22	23	23	23	23	23	23	23	23	23	23	23	23	24	24	24	24

Document Number	Document Title																			
GROUND FLOOR																				
M90183_D_L102	Building D Edge Types Plan	A	2					3		4				5	6	7				8
M90183_D_L200	Building D General Arrangement Public Realm	A	B	3	4	5		6		7				8	9	10				11
M90183_D_L203	Building D General Arrangement Public Realm Legend	-	A	2				3	4				5	5						6
M90183_D_L600	Building D Public Realm Levels	-	A					2		3				4	5	6		7		8
M90183_D_L202	Building D Public Realm Furniture Plan					-	1	2		3				4	5	6				7
M90183_D_L204	Building D Public Realm Planting Plan								-	2				3	4	5				6
M90183_D_L205	Building D Public Realm Tree Planting Plan								-	2				3	4	5				6
M90183_D_L206	Building D Planting Schedules								-	2				3	4	5	6			
PODIUM																				
M90183_D_L210	Building D General Arrangement Podium	-		1	2	3	4		5					6	7	8	9	10		
M90183_D_L212	Building D General Arrangement Podium Legend			-		1		2		3	4	5			6				7	
M90183_D_L213	Building D Furniture Types Podium			1		2		3		4		5		6	7	8	9	10		
M90183_D_L214	Building D Edge Types Podium			1		2		3		4				5	6	7	9	10		
M90183_D_L215	Building D Boundary Types Podium			1		2		3		4				5	6	7	8	9		
M90183_D_L610	Building D Boundary Levels & Grades Podium	-			2	3		4		5				6	7	8	9	10		
M90183_D_L216	Building D Podium planting plan								-	2				3	4	5				

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	6 - development application	
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	10 - shop drawings	
	11 - as-built drawings	

document register & transmittal advice

Project Plot 11 First Street South - Groundfloor Details

Project No M90183

of **1**[illegible]

Document Number	Document Title	Revision or Issue Number
M90183_10000	Paving Type 1 (PT1) Granite Paving Setts	- 1
M90183_10001	Paving Type 2 (PT2) Granite Paving Setts	- 1
M90183_10002	Paving Type 3 (PT3) Granite Paving Setts	- 1
M90183_10003	Paving Type 4 (PT4) Granite Paving Setts	- 1
M90183_10004	Paving Type 5 (PT5) Granite Cubes	- 1
M90183_10005	Paving Type 6 (PT6) Granite Paving Setts	- 1
M90183_10006	Paving Type 7 (PT7) Granite Paving Setts	- 1
M90183_10007	Paving Type 9A (PT9A) Granite Bands	- 1
M90183_10008	Paving Type 9B (PT9B) Granite Bands	- 1
M90183_10009	Paving Type 10 (PT10) Limestone Bands	- 1
M90183_10010	Paving Type 11A (PT11A) Hazard Paving	- 1
M90183_10013	Typical Recessed Cover Paving	- 1
M90183_10014	Typical Recessed Cover Paving	- 1
M90183_10015	Phasing Paving Detail	- 1
M90183_20001	Boundary Type 1 (BT1) Granite Clad Wall	- 1 2
M90183_30001	Typical Step Detail	- 1
M90183_40004	Boundary Type 2 (BT2) Handrail/Fall Restraint	- 1
M90183_50001	Furniture Type 4 (FT4) Granite Bench 1 of 3	- 1 2 3 4
M90183_50002	Furniture Type 4 (FT4) Granite Bench 2 of 3	- 1 2 3 4 5
M90183_50003	Furniture Type 2 (FT2) Raised Metal Planter	- 1 2 3 3
M90183_50004	Furniture Type 5 (FT5) Raised Metal Planter	- 1 2 3 3
M90183_50007	Furniture Type 7 (FT7) Wind Baffle	- 1 2 2
M90183_50013	Furniture Type 32 (FT32) Festoon Lighting	- - 2
M90183_50014	Furniture Type 4 (FT4) Granite Bench Page 3 of 3	- - 1 2
M90183_60001	Tree Planting in Hard	- 1
M90183_60002	Tree Planting in Soft	- 1
M90183_60003	Tree Planting in FT2	- 1
M90183_60004	Tree Planting in FT5	- 1
M90183_60010	Shrub Planting	- 1
M90183_60011	Grass and Meadow	- 1
M90183_L901	Site Wide Hardworks Specification	- 1
M90183_L902	Site Wide Softworks Specification	- 1
M90183_L903	Site Wide Boundary and Furniture Specification	- 1

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