simpsonhaugh

F.A.O. Angela Leckie

Planning
Manchester City Council
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Monday 20 May 2024

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/DL/35
Planning Portal Ref: PP-13080241

Dear Angela,

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

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

Please find enclosed an application for discharge of pre-construction 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 (Upper & Lower roofs) – Phase A

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 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 roofs of Phase A.

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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. 02985414 | SimpsonHaugh and Partners Group LLP Registered in England No. OC337114
Trading under the name SimpsonHaugh

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Application Documentation

The following documents has been submitted through the planning portal (ref: PP-13080241) as part of the application:

Drawings relating to Phase A

- Site Wide Phasing Plan 10266-Z0-A-G100-PL-XX-99001 (Rev P01)
- ABD Podium-Podium Bauder Rainwater Calculations FSS-PRI-X-CA-001 (Rev C01)
- ABD Podium-High Level Bauder Rainwater Calculations FSS-PRI-X-CA-002 (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)
- 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 Package

- Photovoltaic Technical Information 0250-HES-ZZ-ZZ-SB-ME-50-093 (Rev P01)

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

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 :