

F.A.O. Angela Leckie

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

Tuesday 11th June 2024

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/DL/39
Planning Portal Ref: PP- 13142372

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Non-Material Amendment S96 Application**

Please find enclosed an application for a Non-material Amendment S96 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.”*

We have produced a document showing comparisons between the consented scheme with the proposed changes which can be found in document 10266-SHP-RP-PA-015. The following areas are to be considered as part of the The Non-Material Amendment S96 Application:

1. Terracotta Facade Update Building A, B & D

Subsequent to the review of VMU by the planners, the following changes were requested:

- To minimise the exposed chambers in the profiled terracotta tiles on the façade
- To find a suitable replacement for the louvers
- Interface details between components to be developed

Following discussions with planning officer's, a final design was presented, agreed in principle and implemented on a bay of the building for further review. A site visit was then conducted on Thursday, 25th April 2024, where planning officer's from MCC were in agreement with the proposed amendments.

Continued:

2. Perforated Decorative screens

On elevations of buildings A, B & D decorative screens were developed replacing the original louvre design.

3. Adjustment to the design details

The details picking up agreed changes to the interface between different material interfaces as agreed when viewing the VMU and installed bay on the podium building.

4. Building D Landscape Update at Level 01

Landscape design update at level 01 Building D where the extent of habitable landscape has been extended.

From the submission of Non-material Amendment S96 the drawings listed in Condition 2 to address the revisions to the elevations and details. It will also allow the wording of Condition 6 to be amended to a compliance condition removing the need for any additional information to be submitted.

Application Documentation

The following document has been submitted through the planning portal (ref: PP- 13142372) as part of the application:

- 10266-SHP-RP-PA-015
- 10266-Z0-A-G100-EL-EE-99001
- 10266-Z0-A-G100-EL-EE-99002
- 10266-Z0-A-G100-EL-EN-99001
- 10266-Z0-A-G100-EL-ES-99001
- 10266-Z0-A-G100-EL-EW-99001
- 10266-Z0-A-G100-EL-EW-99002
- 10266-Z0-A-G100-PL-01-99001
- 10266-Z0-A-G100-PL-02-99001
- 10266-Z0-A-G251-DE-XX-99003
- 10266-Z0-A-G251-DE-XX-99004
- 10266-Z0-A-G251-DE-XX-99006
- 10266-ZD-A-G251-DE-01-99001

We request the Local Planning Authority's written consent that the enclosed information is sufficient to review the proposed changes.

We trust this meets with your approval, however, 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

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