

F.A.O. Angela Leckie

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

Friday 03 May 2024

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/DL/31
Planning Portal Ref: PP- 13033737

Dear Angela,

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

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

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 B

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 B as shown on drawing 10266-Z0-A-G100-PL-XX-99001. The information submitted is discharge of condition 11b and relates to the upper & lower roofs of Phase B. The information relating to Phase A will be submitted once information is available.

Continued:

Application Documentation

The following documents has been submitted through the planning portal (ref: PP- 13033737) as part of the application:

Drawings relating to Phase B

• Site Wide Phasing Plan	10266-Z0-A-G100-PL-XX-99001 (Rev P01)
• Building A Roof Plan	FSS-PRI-A-PL-001 (Rev C01)
• Block B Roof Plan	FSS-PRI-B-PL-002 (Rev C01)
• Typical External Upstand Detail to Perimeter Wall	FSS-PRI-X-RF-001 (Rev C01)
• Typical AOV Access Hatch	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 AB Typical Pitch Pocket Detail	FSS-PRI-X-RF-006 (Rev C01)
• Block BD Typical Plinth Detail	FSS-PRI-X-RF-007 (Rev C01)
• Cladding Head Detail to Lift Overrun Block AB	FSS-PRI-X-RF-008 (Rev C01)
• Cladding Base Detail to Lift Overrun Block AB	FSS-PRI-X-RF-009 (Rev C01)
• Horizontal Section at Lift Overrun	FSS-PRI-X-RF-010 (Rev C01)
• Corner Flashing Detail Lift Overrun	FSS-PRI-X-RF-011 (Rev C01)
• Lift Overrun Cladding Sections - Block A	FSS-PRI-X-RF-012 (Rev C01)
• Lift Overrun Cladding Sections - Block B	FSS-PRI-X-RF-013 (Rev C01)
• Lift Overrun Cladding Head Detail at Focchi Cladding	FSS-PRI-X-RF-014 (Rev C01)
• Lift Overrun Cladding Head Detail at Focchi Cladding	FSS-PRI-X-RF-015 (Rev C01)
• Block ABD High level Roofs Rainwater Calculation	FSS-PRI-X-CA-002 (Rev C02)
• Typical Detail at Bracket in Podium Roof Zone	FSS-PRI-A-02-001 (Rev C01)
• Podium Cope & Façade Interface Insulated Upstand Detail	FSS-PRI-A-02-002 (Rev C01)
• Block A Podium Roof Light Upstand Detail Entrance Space	FSS-PRI-A-02-003 (Rev C01)
• Podium Cope & Façade Interface Block B	FSS-PRI-B-02-001 (Rev C01)
• Block AB Podium - Typical Pitch Pocket Detail to Fence Post	FSS-PRI-X-02-001 (Rev C01)
• Block AB Podium - Typical Mansafe Post Detail	FSS-PRI-X-02-002 (Rev C01)
• Block AB Podium - Typical Outlet Detail	FSS-PRI-X-02-003 (Rev C02)
• Block AB Podium - Typical Detail to Circular Pipe Penetrations	FSS-PRI-X-02-004 (Rev C01)
• Block AB Podium - Typical AOV Upstand Detail	FSS-PRI-X-02-005 (Rev C01)
• Block AB Podium - Typical Sliding Door Threshold Detail	FSS-PRI-X-02-006 (Rev C01)
• Block AB Podium - Typical Balustrade Post Detail	FSS-PRI-X-02-007 (Rev C01)
• Block AB Podium - Expansion Joint Detail	FSS-PRI-X-02-008 (Rev C01)
• Block AB Podium - Upstand Detail to Independent Wall Structures	FSS-PRI-X-02-009 (Rev C01)
• Block AB Podium - Large Upstand Felt Hot Melt Detail at Base	FSS-PRI-X-02-010 (Rev C01)
• Block AB Podium - Large Upstand Felt Hot Melt Detail at Head	FSS-PRI-X-02-011 (Rev C01)
• Block AB Podium - Typical Step Detail	FSS-PRI-X-02-012 (Rev C01)
• Block AB Podium - Step Detail	FSS-PRI-X-02-013 (Rev C01)
• Block AB Podium Roof Plan	FSS-PRI-X-02-101 (Rev C01)
• Block ABD Podium -Bauder Rainwater Calculations	FSS-PRI-X-CA-001 (Rev C01)

Photovoltaic Package

• Photovoltaic Technical Information	0250-HES-ZZ-ZZ-SB-ME-50-093 (Rev P01)
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We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of Condition 11b for Phase B.

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