

30 November 2023

FAO Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Angela,

Block C; First Street South; Manchester – Application for Full Planning Permission

Please find enclosed a Full Planning Application being submitted on behalf of Downing Living (Manchester South) Limited Partnership Incorporated, which seeks approval from Manchester City Council for the development of land bound to the south east by Parkway Gate and New Medlock House; to the south by Mancunian Way; and to the west by Medlock Street. The Site comprises Block C, Plot 11 of the First Street Strategic Regeneration Framework.

Downing is a family-owned property development company with over 30 years of experience across residential, commercial, and educational property sectors. They pride themselves on transforming city centre locations into high-quality places for people to live, work, and enjoy life. Working with leading architects, Downing develops, builds, and manages their schemes in-house, which allows for continual innovation and improvements based on customer feedback and learning.

With £1.4bn of developments successfully completed, Downing has built a residential portfolio that includes student and market residential accommodation facilities in leading university cities, managing 6,000 beds across nine UK cities. They continue to expand and diversify their presence across the UK by delivering co-living schemes in city centre locations. Downing is committed to the long-term ownership, professional management, and operation of the Downing Student proposals at First Street.

Downing have nomination agreements in place with Manchester Metropolitan University for rooms within the proposed PBSA Proposed Development.

The Site is part of the wider Plot 11 development that has an existing permission for a cluster of co-living buildings and a public park. The revised plan maintains the cohesiveness of the design approach but provides a more appropriate and in-demand use with a new PBSA building. The design of the Proposed Development responds to the surrounding area and historic context, ensuring compliance with relevant policies and guidance on tall buildings. The Proposed Development will benefit not only its tenants but

also the wider First Street area and its connectivity to other parts of Manchester, including blue and green infrastructure and public open spaces.

Description of Development

An application for Full Planning Permission is being submitted for the Proposed Development. This comprises the following:

- Erection of a Ground Plus 28-storey purpose built, student accommodation (PBSA) comprising of 288 studios and 215 standard cluster bedrooms with 555 bedspaces (Use Class Sui Generis)
- 2 accessible car parking spaces
- 86 secure cycle parking spaces each with bicycles for hire within the building for use by residents and 12 visitor spaces (Sheffield stands) within the public realm. An additional 30 spaces will be provided for those with their own personal bikes.

The Proposed Description of Development is as follows:

“Erection of a 28-storey (+ ground) building comprising purpose-built student accommodation (Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements.”

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

- Application Site Boundary and Location Plan
- Existing and Proposed site plans, sections, and elevations (including drawing schedule)
- Landscape Strategy and Drawings
- Accommodation Schedule (in Design and Access Statement)
- Arboricultural Impact Assessment
- Design and Access Statement
- Broadband Connectivity Assessment
- Crime Impact Statement
- Student Management Strategy
- Ecological Extended Phase 1 Desktop
- Energy Statement and Environmental Standards Statement
- BREEAM Pre-Assessment

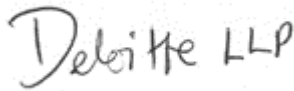
- Flood Risk and Drainage Strategy
- Gateway One Fire Statement
- Ground Conditions – Phase 1 Desktop Study; Phase 2 Site Investigation and Ground Gas Addendum.
- Local Labour Benefit – Statement of Intent
- Statement of Consultation
- TV Reception Survey
- Transport Statement
- Travel Plan
- Mechanical and Ventilation Statement
- Waste Management and Servicing Strategy (including MCC's Waste Pro-Forma)
- Heritage Statement
- An Environmental Statement of the proposals, comprising:
 - Volume 1: Environmental Statement including:
 - Introduction
 - Methodology
 - Site, Surroundings and Description of Proposals
 - Alternatives and Design Evolution
 - Construction Phasing and Methodology
 - Air Quality, prepared by Cundall
 - Climate Change, prepared by Cundall
 - Daylight, Sunlight and Overshadowing, prepared by Proximity
 - Human Health, prepared by Enfusion
 - Noise and Vibration, prepared by Cundall
 - Socio-Economic, prepared by Ekosgen

- Townscape and Visual Impact, prepared by Planit
 - Wind Microclimate, prepared by Arch-Aero
 - Type 1 Cumulative Effects
 - Summary of Residual Impacts
- Volume 2: Technical Appendices
 - Volume 3: Non-Technical Summary

Application Fee

Payment of the planning application fee has been made via the Planning Portal (ref: PP-12637166). I would be grateful if you could please confirm receipt of this fee. I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleagues Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk), Kelly McCann (0161 455 6671 / kmccann@deloitte.co.uk) or Ellen Sanderson-Clark (0161 455 6765 / cameronradford@deloitte.co.uk)

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP