

F.A.O. Angela Leckie

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

Monday 07 August 2023

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/22
Planning Portal Ref: PP-12369993

Dear Angela,

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

Discharge of Planning Condition 31

Please find enclosed an application for discharge of pre-construction condition 31 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 commercial units (Use classes A3 (Cafe/Restaurant and D2 (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 31 – Highways works

Condition 31 is worded as follows:

"Notwithstanding the details contained within condition 2 above , a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented and be in place prior to the first occupation."

Continued:

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

Application Documentation

The following document has been submitted through the planning portal (ref: PP-12369993) as part of the application:

- 3732-01 - S278 LEGAL PLAN REV E
- 3732-D001 - GENERAL ARRANGEMENT REV D
- 3732-D003 - CONSTRUCTION MATERIALS REV D
- 3732-D005 - STANDARD DETAILS REV B
- M90183_SK_221026.01 - LEVELS PLAN

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of the pre-commencement element of Condition 31.

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

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