

F.A.O. Angela Leckie

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

Wednesday 13 December 2023

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/25
Planning Portal Ref: PP-12668754

Dear Angela,

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

Discharge of Planning Condition 11b (Upper Roofs)

Please find enclosed an application for discharge of pre-construction condition 11b (upper 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 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 11b (upper roofs) – Green roofs

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 and B as shown on drawing 10266-Z0-A-G100-PL-XX-99001. The information submitted is to partially discharge condition 11b and relates to the upper roofs of Phase A and B. The information relating to the lower podium roof will be submitted in the New Year.

Continued:

Application Documentation

The following document has been submitted through the planning portal (ref: PP-12668754) as part of the application:

Drawings relating to Phase A (Building D)

- Building D Level 45 Roof Plan FSS-PRI-D-PL-003 Rev C01

Drawings relating to Phase B (Building A and B)

- Building A Roof Plan FSS-PRI-A-PL-001(Rev C01)
- Building B Roof Plan FSS-PRI-A-PL-002 (Rev C01)
- Typical Pitch Pocket Detail to Davit Base FSS-PRI-X-RF-006 (Rev C01)

Drawings relating to both Phase A and B

- 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)
- Typical Plinth Detail FSS-PRI-X-RF-007 (Rev C01)

Technical Data relating to both Phase A and B

- 16-Bauder_InvertedRoofHotmelt_Bakor-JVPM-JFRI200-AP1-Bakor-BI-(HL)
- Bakor 790-11 Hot Melt Rubberised Bitumen - Safety Data Sheet
- Bakor 790-11 Hot Melt Rubberised Bitumen - Technical Data Sheet
- Bauder Polymer Primer - Safety Data Sheet
- Bauder-AP2-Capping-Sheet-Product-Data-Sheet_2
- BauderGREEN-DSE-40-drainage-board-Technical-data-sheet
- BauderGREEN-Flora-Seed-Mix-Range-Technical-Data-Sheet
- BauderGREEN-FV-125-100-filter-fleece-2m-roll-Technical-data-sheet
- BauderGREEN-SUB-EM-BM-IM-(UK)-Extensive-Biodiverse-Intensive-Substrate-Technical-Data-Sheet
- Bauder-Hot-Melt-Compact-Vertical-Outlet-DN100
- Bauder-JFRI-PREMIUM-Inverted-Insulation-Technical-Data-Sheet
- Bauder-JFRI-WFRL-Membrane-Technical-Data-Sheet (1)
- bauder-ltd_k4e-capping-sheet_techspec_1_a8f06541-b05c-4237-97c4-a647e83c5608
- Bauder-Neoprene-Reinforcing-Sheet-Technical-Data-Sheet (1)
- Bauder-Quick-Dry-Bitumen-Primer-Technical-Data-Sheet (1)

Continued:

- Bauder-Quick-Dry-Bitumen-Primer-Technical-Data-Sheet
- BauderROCK-NC-56mm-Upstand-Insulation-Technical-Data-Sheet
- BauderTEC-KSD-FBS-Roofing-membrane-Technical-Data-Sheet
- BauderTEC-Sprint-DUO-Roofing-membrane-Technical-Data-Sheet

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow partial discharge of Condition11b.

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