F.A.O. Angela Leckie

Planning
Manchester City Council
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Monday 16th October 2023

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/24
Planning Portal Ref: PP-12532685

Dear Angela,

Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Non-Material Amendment 05 - 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 commercial units (Use classes A3 (Cade/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."*

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-014. The following areas are to be considered as part of the Non-Material Amendment S96 Application

1. Building D Entrance Relocated

The Building Entrance has been relocated from Hulme Street to Newcastle Street, which is the primary pedestrian route from First Street North down to Hulme. The location improves the connection to Building A and B and the courtyard spaces. It also gives the opportunity to create active frontage along Hulme Street where the entrance previously was. A higher quality revolving door is proposed enhancing the entrance sequence.

2. Introduction of a Delivery hub on Wilmott Street

A dedicated delivery entrance for residents' parcels and takeaway food has been introduced along Wilmott Street. This will enhance the resident experience and provide a dedicated drop-off point for deliveries. The landscape has been adjusted in the location to accommodate the change.

Continued:

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Trading under the name SimpsonHaugh

3. Adjustments to doors and window positions

Minor adjustments to position of windows and doors on the podium façade have been made following design development.

4. Additional Louvres

Additional louvres have been added following design development.

5. Amendments to Podium Landscape design

Minor amendments to the landscape to both Z1 and Building D podium levels to reflect the developing internal programme.

A list of effected drawings as follows:

Architectural Plans and Elevations

Ground Floor Plan	10266-Z0-A-G100-PL-00-99001 (Rev P03)
First Floor Plan	10266-Z0-A-G100-PL-01-99001 (Rev P03)
Second Floor Plan	10266-Z0-A-G100-PL-02-99001 (Rev P03)
East Elevation	10266-Z0-A-G100-EL-EE-99001 (Rev P03)
Central East Elevation	10266-Z0-A-G100-EL-EE-99002 (Rev P03)
North Elevation	10266-Z0-A-G100-EL-EN-99001 (Rev P03)
South Elevation	10266-Z0-A-G100-EL-ES-99001 (Rev P03)

Ground Floor Landscape

Public Realm (1 of 4)	M90183_L200 (Rev K)
Public Realm (2 of 4)	M90183_L201 (Rev K)
Public Realm (3 of 4)	M90183_L202 (Rev J)
Legend (4 of 4)	M90183_L203 (Rev E)

Podium Landscape

Podium General Arrangement (A/B)	M90183_L210 (Rev D)
Podium General Arrangement (D)	M90183_L211 (Rev D)
Legend	M90183_L212 (Rev D)

Some of the files are too large for the Planning Portal – we will issue a external transfer in addition to the drawings uploaded via the planning portal.

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 :