

F.A.O. Angela Leckie

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

Wednesday 12 July 2023

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/20  
Planning Portal Ref: PP-12306176

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street  
Discharge of Planning Condition 10 parts a, b, c, f, h, k, m and p**

Please find enclosed an application for discharge of condition 10 parts a, b, c, d, f, g, i, j and p 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 10 a, b, c, f, h, k, m and p**

See the appended document to the letter showing the condition numbers, wording and associated supporting information along with the DFA2 tracker.

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

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of condition 10 a, b, c, f, h, k, m and p

Continued:

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

:

| CONDITION NUMBER | CONDITION WORDING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | OPEN DRAWINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10a              | Details of all hard and all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);                                                                                                                                                                                                                                                                                                                                                         | M90183_10000<br>M90183_10001<br>M90183_10002<br>M90183_10003<br>M90183_10004<br>M90183_10005<br>M90183_10006<br>M90183_10007<br>M90183_10008<br>M90183_10009<br>M90183_10010<br>M90183_10013<br>M90183_10014<br>M90183_10015<br>M90183_30001<br>M90183_60010<br>M90183_60011<br>M90183_10021<br>M90183_10022<br>M90183_10023<br>M90183_10024<br>M90183_10025<br>M90183_10100<br>M90183_30001<br>M90183_30002<br>M90183_60016<br>M90183_60017<br>M90183_60018 | M90183_AB_L102<br>M90183_AB_L104<br>M90183_AB_L200<br>M90183_AB_L202<br>M90183_AB_L210<br>M90183_AB_L212<br>M90183_AB_L214                                                   |
| 10k              | Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles;                                                                                                                                                                                                                                                                                                                          | M90183_AB_L101<br>M90183_AB_L103<br>M90183_AB_L204<br>M90183_AB_L205<br>M90183_AB_L600<br>M90183_AB_L602<br>M90183_D_L200<br>M90183_D_L203<br>M90183_D_L600<br>M90183_D_L204<br>M90183_40004<br>M90183_10010                                                                                                                                                                                                                                                 |                                                                                                                                                                              |
| 10b              | Details of measures to create potential opportunities to enhance and create new biodiversity                                                                                                                                                                                                                                                                                                                                                                                                                                               | M90183_AB_L200<br>M90183_AB_L202<br>M90183_AB_L203<br>M90183_AB_L204<br>M90183_AB_L205<br>M90183_AB_L206<br>M90183_AB_L207<br>M90183_AB_L208<br>M90183_D_L200<br>M90183_D_L203<br>M90183_D_L202<br>M90183_D_L204<br>M90183_D_L205<br>M90183_D_L206<br>M90183_D_L210<br>M90183_D_L212<br>M90183_D_L213<br>M90183_D_L216                                                                                                                                       |                                                                                                                                                                              |
| 10f              | Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision                                                                                                                                                                                                                                                                                                                                           | M90183_AB_L204<br>M90183_AB_L205<br>M90183_AB_L101<br>M90183_AB_L103<br>M90183_AB_L213<br>M90183_AB_L214<br>M90183_D_L202<br>M90183_D_L213<br>M90183_D_L215<br>M90183_20001<br>M90183_40004<br>M90183_50001<br>M90183_50002<br>M90183_50003<br>M90183_50004<br>M90183_50007<br>M90183_50013<br>M90183_20005<br>M90183_20006<br>M90183_20007                                                                                                                  | M90183_20008<br>M90183_40005<br>M90183_40006<br>M90183_40007<br>M90183_40008<br>M90183_40009<br>M90183_50017<br>M90183_50018<br>M90183_50020<br>M90183_50021<br>M90183_50013 |
| 10m              | Location and number of cycle stands within the public realm;                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | M90183_AB_L204<br>M90183_AB_L205<br>M90183_D_L202                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                              |
| 10h              | Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the First Street SRF Area with Oxford Road Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);                                                                                                                                                                               | M90183_AB_L204<br>M90183_AB_L205<br>M90183_D_L202                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                              |
| 10c              | Details of the proposed tree species within the public realm including within (a) soft; and (b) hard landscaping                                                                                                                                                                                                                                                                                                                                                                                                                           | M90183_AB_L207<br>M90183_AB_L208<br>M90183_D_L205<br>M90183_D_L206                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                              |
| 10p              | The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age- Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.<br><br>The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. | Refer to DFA2 Tracker                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                              |

## document register & transmittal advice

Project Plot 11 First Street South - Building A-B

Project No M0183

Page 1 of 1

|               |       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |  |  |  |
|---------------|-------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--|--|--|
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|-----------------|------------------------------------------------------|--------------------------|---|---|---|---|--|--|--|---|---|---|---|---|---|--|--|--|--|
| GROUND FLOOR    |                                                      |                          |   |   |   |   |  |  |  |   |   |   |   |   |   |  |  |  |  |
| M0183_AB_L101   | Building A/B Boundaries Plan 1 of 2                  | A                        | 2 | 3 |   |   |  |  |  |   |   |   |   |   |   |  |  |  |  |
| M0183_AB_L102   | Building A/B Edge Types Plan 1 of 2                  | A                        | 2 |   |   |   |  |  |  |   |   | 3 |   |   |   |  |  |  |  |
| M0183_AB_L103   | Building A/B Boundaries Plan 2 of 2                  |                          |   | 1 |   |   |  |  |  |   |   | 2 |   | 3 |   |  |  |  |  |
| M0183_AB_L104   | Building A/B Edge Types Plan 2 of 2                  | -                        |   | 2 | 3 |   |  |  |  |   |   | 4 |   |   |   |  |  |  |  |
| M0183_AB_L200   | Building A/B General Arrangement Public Realm 1 of 2 | A                        | B | 3 |   |   |  |  |  |   |   | 4 |   |   |   |  |  |  |  |
| M0183_AB_L202   | Building A/B General Arrangement Public Realm 2 of 2 | A                        | B | 3 |   |   |  |  |  |   |   | 4 |   |   |   |  |  |  |  |
| M0183_AB_L203   | Building A/B General Arrangement Legend 1 of 1       |                          | A | 2 |   |   |  |  |  |   |   | 3 |   | 4 |   |  |  |  |  |
| M0183_AB_L600   | Building A/B Public Realm Levels and Grades 1 of 2   |                          | - |   |   | 2 |  |  |  |   |   | 3 |   |   |   |  |  |  |  |
| M0183_AB_L602   | Building A/B Public Realm Levels and Grades 2 of 2   |                          | A |   |   |   |  |  |  |   |   | 2 |   |   |   |  |  |  |  |
| M0183_AB_L204   | Building A/B Furniture Plan 1 of 2                   |                          |   |   |   |   |  |  |  | - |   | 1 |   |   |   |  |  |  |  |
| M0183_AB_L205   | Building A/B Furniture Plan 2 of 2                   |                          |   |   |   |   |  |  |  | - |   | 1 |   |   |   |  |  |  |  |
| M0183_AB_L206   | Building A/B Public Realm Planting Plan              |                          |   |   |   |   |  |  |  |   |   |   |   | - |   |  |  |  |  |
| M0183_AB_L207   | Building A/B Public realm tree planting              |                          |   |   |   |   |  |  |  |   |   |   |   | - |   |  |  |  |  |
| M0183_AB_L208   | Building A/B Planting Schedules                      |                          |   |   |   |   |  |  |  |   |   |   |   | - |   |  |  |  |  |
| PODIUM          |                                                      |                          |   |   |   |   |  |  |  |   |   |   |   |   |   |  |  |  |  |
| M0183_AB_L210   | Building A/B General Arrangement Podium              |                          |   | - | 1 |   |  |  |  | 2 | 3 |   |   |   |   |  |  |  |  |
| M0183_AB_L212   | Building A/B General Arrangement Podium Legend       |                          |   | - |   |   |  |  |  | 1 |   |   | 2 |   | 3 |  |  |  |  |
| M0183_AB_L213   | Building A/B Furniture Types Podium                  |                          |   | - |   |   |  |  |  |   |   | 1 | 2 |   | 3 |  |  |  |  |
| M0183_AB_L214   | Building A/B Edge Types Podium                       |                          |   | - |   |   |  |  |  | 1 | 2 |   | 3 |   | 4 |  |  |  |  |
| M0183_AB_L215   | Building A/B Boundary Types Podium                   |                          |   | - |   |   |  |  |  | 1 |   |   | 2 |   |   |  |  |  |  |
| M0183_AB_L216   | Building A/B Planting Plan 1 of 2                    |                          |   |   |   |   |  |  |  |   |   |   |   | - |   |  |  |  |  |
| M0183_AB_L217   | Building A/B Planting Plan 2 of 2                    |                          |   |   |   |   |  |  |  |   |   |   |   | - |   |  |  |  |  |
| M0183_AB_L609   | Building A/B Levels & Grades Podium                  |                          |   | - | 1 |   |  |  |  |   |   | 2 |   |   |   |  |  |  |  |

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| Andrew Watson                        |

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## Project Plot 11 First Street South - Building D

Project No M90183

Page 1 of 1

Date of Issue

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|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   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| M0183_10000     | Paving Type 1 (PT1) Granite Paving Setts        | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10001     | Paving Type 2 (PT2) Granite Paving Setts        | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10002     | Paving Type 3 (PT3) Granite Paving Setts        | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10003     | Paving Type 4 (PT4) Granite Paving Setts        | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10004     | Paving Type 5 (PT5) Granite Cubes               | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10005     | Paving Type 6 (PT6) Granite Paving Setts        | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10006     | Paving Type 7 (PT7) Granite Paving Setts        | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10007     | Paving Type 9A (PT9A) Granite Bands             | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10008     | Paving Type 9B (PT9B) Granite Bands             | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10009     | Paving Type 10 (PT10) Limestone Bands           | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10010     | Paving Type 11A (PT11A) Hazard Paving           | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10013     | Typical Recessed Cover Paving                   | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10014     | Typical Recessed Cover Paving                   | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_10015     | Phasing Paving Detail                           | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_20001     | Boundary Type 1 (BT1) Granite Clad Wall         | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_30001     | Typical Step Detail                             | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_40004     | Boundary Type 2 (BT2) Handrail / Fall Restraint | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_50001     | Furniture Type 4 (FT4) Granite Bench            | -                        | 1 | 2 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_50002     | Furniture Type 4 (FT4) Granite Bench            | -                        | 1 | 2 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_50003     | Furniture Type 2 (FT2) Raised Metal Planter     | -                        | 1 | 2 | 3 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_50004     | Furniture Type 5 (FT5) Raised Metal Planter     | -                        | 1 | 2 | 3 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_50007     | Furniture Type 7 (FT7) Wind Baffle              | -                        | 1 | 2 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_500013    | Furniture Type 32 (FT32) Festoon Lighting       |                          |   | - | 2 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_60001     | Tree Planting in Hard                           | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_60002     | Tree Planting in Soft                           | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_60003     | Tree Planting in FT2                            | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_60004     | Tree Planting in FT5                            | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_60010     | Shrub Planting                                  | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M0183_60011     | Grass and Meadow                                | -                        | 1 |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Distribution List

| Contact Name | Company | Number of Copies Issued |   |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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