simpsonhaugh

F.A.O. Angela Leckie

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

Monday 31 July 2023

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/21
Planning Portal Ref: PP-12352930

Dear Angela,

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

Discharge of Planning Condition 15a

Please find enclosed an application for discharge of pre-construction condition 15 a 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."*

Condition 15a – Acoustic Insulation

Condition 15a is worded as follows:

"Prior to occupation of

(a) The residential accommodation; a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council.. "

Continued:

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SimpsonHaugh Architects Limited Registered in England No. 02965414 | SimpsonHaugh and Partners Group LLP Registered in England No. OC337114
Trading under the name SimpsonHaugh

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-12352930) as part of the application:

- P3921 - R9 - First Street - Discharge of Planning Condition 15a

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 15a.

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,

Glenn Robinson
For SimpsonHaugh

End :