

F.A.O. Angela Leckie

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

Monday 03 July 2023

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/19
Planning Portal Ref: PP-12284526

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Discharge of Planning Condition 8 (a, b & part c)**

Please find enclosed an application for discharge of pre-construction condition 8 (a, b & part c) 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 8 (a, b & part c) – Remediation Strategy and Verification Report

Condition 8 (a, b & part c) is worded as follows:

“a) The development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report

(b) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land.

(c) After completion of site works, and prior to occupation a verification report to validate that the work undertaken conforms to the remediation proposals previously approved as outlined in (a) above”

Continued:

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

Application Documentation

The following documents are submitted through the planning portal (ref: PP-12284526) as part of the application:

- 10266-Z0-A-G100-PL-XX-99001.
- P10227 First Street, Manchester_REM_Front Page

Due to the file size, the full report will be issued via an extranet separately to the Planning Portal submission.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of condition 8 (a, b and part c).

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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