

F.A.O. Angela Leckie

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

Tuesday 15th November 2022

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/17
Planning Portal Ref: PP-11696031

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Non-Material Amendment Application**

Please find enclosed an application for a Non-material Amendment 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."*

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-012. The following areas are to be considered as part of the Non-Material Amendment Application

1. Revised apartment mix to levels 41 to 44 in Building D

Levels 41 to 44 have been redesigned to increase the mix of apartment types within the development and reduce the overall number of beds in Building D to 707.

Levels 41 and 42 have been redesigned to provide 13 bedrooms across 5 apartments compared to the consented scheme that had 16 bedrooms across 10 apartments.

Levels 43 and 44 have been redesigned to provide 12 bedrooms across 4 apartments.

Continued:

The change to level 44 has meant the amenity on this level has been omitted. However, based on the client's experience of how amenity spaces are used in their other schemes, they have determined that separating the amenity space between levels will not be as successful as concentrating all the amenity within close proximity to one another. Amendments to the ground floor level have been made to increase the provision at ground as well as reconfiguring the first-floor amenity functions, creating a focal point for the amenity and make up for relocating the amenity currently provided on level 44. This change is part of a separate NMA application number 135358/NMC/2022.

2. Level 25 bedroom count in Building D

The number of bedrooms in Building D have been revised to simplify the number of floor plate types. This has meant we have revised and renumbered the typical floor plans and updated schedule to suit.

Overall drawings affected include:

New Drawing

10266-Z0-A-G100-PL-41-99001

10266-Z0-A-G100-PL-43-99001

Revised Drawing

10266-Z0-A-G100-PL-TY1-03-09-99001 (P02)

10266-Z0-A-G100-PL-TY2-11-13-99001 (P02)

10266-Z0-A-G100-PL-TY3-14-16-99001 (P02)

10266-Z0-A-G100-PL-TY4-18-20-99001 (P02)

10266-Z0-A-G100-PL-TY5-22-24-99001 (P02)

10266-Z0-A-G100-PL-44-99001 (P02)

10266-Z0-A-G100-SC-XX-99001 (P02)

Drawing Number Change

10266-Z0-A-G100-PL-TY6-26-43-99001 to 10266-Z0-A-G100-PL-TY6-26-40-99001

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,

A handwritten signature in black ink, appearing to read 'G. Robinson'.

Glenn Robinson
For SimpsonHaugh

End

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