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Friday 28th October 2022

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/16
Planning Portal Ref: PP-11651015

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Non-Material Amendment 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 (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-008. The following areas are to be considered as part of the The Non-Material Amendment S96 Application

1. Ground Floor Landscape

Trees along Newcastle Street have been realigned to avoid the gas easement running through the site. The position of planters and trees along Hulme Street have also been repositioned to avoid the gas easement. Re-locating the planters in these areas has meant the scheme no longer has two parallel footpaths creating a stronger pedestrian route along Hulme Street. Where trees have been removed from Hulme Street to avoid the gas easement, they have been relocated elsewhere within the site boundary. There is no reduction in the number of proposed trees across the scheme.

Consented Tree Plan – see drawing M90183_SK_220708.02_RevA

Revised Tree Plan – see drawing M90183_SK_220708.01_RevB

Gas Easement Plan – see drawing M90183_SK_220727_00_Gas_Overlay

Continued:

2. Wilmott Street Entrance

The position of the entrance along Wilmott Street into Building Z1 podium has been re-located to create a visual link between Wilmot Street and Newcastle Street. Relocating the entrance enhances the flow through the building and increases the separation between the pedestrian entrance and the car park entrance creating an enhanced sense of arrival.

3. Relocate Loading Bay along Wilmott Street

The location of the loading bay has been repositioned following on from the redesign of the main entrance.

4. Adjustments to door and window positions

Doors and windows in the podium of buildings A, B and D have been repositioned following design development which includes the addition of the Air Source Heat Pumps in lieu of CHP.

5. Additional Entrance Doors to the Commercial Units

Additional entrance doors have been added to the commercial units to provide greater flexibility to the end user.

6. Building D Entrance

The Core and plant rooms have been reconfigured to provide a larger entrance lobby and increased amenity provision at ground floor providing more active frontage along Hulme Street and improving the arrival sequence into the building.

7. Building A & B Roof Terraces

The residents landscape deck has been re-designed to rationalise the level changes and omit several ramps that were included on the consented scheme. External platform lifts will be installed to provide access to all. The omission of ramps has improved the extent of usable amenity space on the podium. In addition to this, the central section of roofscape has been made accessible to the residents with the inclusion of external lifts. Not only does this provide more external amenity space for residents but a visual connection to the Newcastle Street Square improving upon the passive surveillance.

8. Minor adjustments to the lift overruns and smoke ventilator following Design Development

9. Inclusion of ASHP on Building B Roof

10. Omission of BMU's to Building A, B & C

11. Flood Risk Assessment (FRA)

A revised Flood Risk Assessment (FSS-AJP-XX-00-DR-C-0001_Rev P03) was submitted and approved in support of Condition 11. We have included Revision 03 as part of the NMA application. If the document list in Condition 03 can be update to reflect the current revision of the FRA.

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.

Continued:

Yours faithfully,

Glenn Robinson
For SimpsonHaugh