

F.A.O. Angela Leckie

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

Wednesday 13th July 2022

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/13
Planning Portal Ref: PP- 11398514

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Re-apply to discharge of Planning Condition 03**

Please find enclosed an application for discharge of conditions 03 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 03 – Wind Mitigation Measures

Condition 03 is worded as follows:

“Before development commences final details of any wind mitigation measures required to mitigate any impacts from the phasing of the development as agreed within the timetable for implementation in condition 5 below, including in relation to the development of Plots 9 and 10 within the First Street SRF. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.”

Application Documentation

The following documents are submitted through the planning portal (ref: PP-11398514) as part of the application:

- Arcaero Plot 11, First Street Wind Microclimate Report (1690207rep2v2)

Continued:

The supporting information has already been submitted and approved (application number CDN/21/0892) in relation to Condition 3. The new application seeks to provide clarification that condition 3 of the Planning Permission only restricts occupation of a block or phase of the Planning Permission until the works to which the condition relates have been completed for that block or phase, and not other parts of the wider development contemplated by the Planning Permission.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of this condition 03 relating to all phases of construction.

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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