

F.A.O. Angela Leckie

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

Monday 17th November 2025

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/DL/65
Planning Portal Ref: PP-14494198

Dear Angela,

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

Discharge of Planning Condition 7b (Phase A)

Please find enclosed an application for discharge of condition 7b (Phase 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 and first floor commercial and first floor commercial (Use Class E a (retail), E b (Cafe / restaurant), E (c) Hairdressers and E(d) (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 7b (Phase A) – Monitoring Framework Verification

Condition 7b is worded as follows:

“Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.”

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

Continued:

Application Documentation

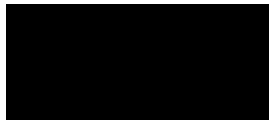
The following document has been submitted through the planning portal (ref: PP-14494198) as part of the application:

- 2019.163 FSS Block D Monitoring Framework Verification Report

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 7b for Phase A only.

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

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