simpsonhaugh

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Planning
Manchester City Council
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Monday 17th November 2025

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/DL/66
Planning Portal Ref: PP-14494733

Dear Angela,

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

Discharge of Planning Condition 14 (Phase A)

Please find enclosed an application for discharge of condition 14 (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 14 (Phase A) – Sustainability Statement

Condition 14 is worded as follows:

"The development hereby approved shall be carried out in accordance with the Element Sustainability statement A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority."

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

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Registered office: Riverside, 4 Commercial Street, Manchester M15 4RQ | SimpsonHaugh and Partners LLP Registered in England No. OC342338
SimpsonHaugh Architects Limited Registered in England No. 02965414 | SimpsonHaugh and Partners Group LLP Registered in England No. OC337114
Trading under the name SimpsonHaugh

Application Documentation

The following document has been submitted through the planning portal (ref: PP-14494733) as part of the application:

- 22019.163 - First Street Block D - ESS Verification Report 0.0

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 14 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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