

Our Ref: GM/93650

Date 7 July 2021



FAO Robert Griffin
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

BY PLANNING PORTAL ONLY

Dear Mr Griffin

DISCHARGE OF CONDITIONS – SAINSBURY'S LOCAL LAND ON THE CORNER OF OLD MILL STREET AND GREAT ANCOATS STREET (ISLINGTON WHARF, PHASE 4), MANCHESTER, M4 6EE

We write on behalf of Sainsbury's Supermarkets Ltd and Waterside Places Ltd to submit an application for the discharge of three conditions attached to planning permission 128850/JO/2020. Specifically, this submission relates to conditions 16 (Waste Management), 17 (Air Quality) and 18(Operating Hours).

The details relating to each of these conditions is set out below and/or in the attached documents.

Condition 16 (Waste Management)

The condition reads:

16) *Prior to the first use of the commercial unit as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December a waste management strategy and location of waste storage for the commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.*

Reason - *To ensure adequate refuse arrangement are put in place for the commercial element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.*

The majority of the waste from a Sainsbury's Local store is returned to the depot on the same lorries that deliver the goods. Mostly, this waste consists of recycling that is processed at the depot and there is therefore no need for waste recycling facilities at each individual store. Waste that cannot be recycled will be kept in a 'Biffa Bin' and collected as required. The Biffa Bin will be kept in the building's Bin Store which is accessed from the north-eastern elevation on the car park access road. The location of this bin store and the access road is shown on the attached drawing, reference 1211-P01.

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Condition 17 (Extract Fumes/Vapour).

The condition reads:

17) Prior to the first use of the commercial unit, as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial unit pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

The proposed Sainsbury's Local store will not have any requirements for equipment that would generate vapours or odours that might need to be extracted from the commercial unit. No cooking or other food preparation processes take place on site and there is no need for any bespoke air vents or extraction units. As such, as nothing is proposed, there are no details to be submitted and we would appreciate the Council's confirmation that this condition is discharged on that basis.

Condition 18 (Operating Hours)

18) Prior to the first use of the commercial unit, as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020 a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The commercial unit shall then be operated in accordance with the agreed hours of opening.
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Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

The opening hours of the store will be 0700-2300 Monday to Sunday, including bank holidays. These are standard opening hours for Sainsbury's Local stores and, indeed, the vast majority of other convenience stores from other operators. Experience shows that these hours are highly compatible in mixed use schemes where, such as at Islington Wharf, the upper floors are residential.

Application Submission

Please find enclosed the following application documents:

- This covering letter
- Completed Application forms;
- Drawing reference 1211-P01.

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Mr Griffin, Manchester City Council

The application fee of £116 has been paid separately to the Council via the Planning Portal as part of this submission.

Officers will be aware that there is a current S73 application, reference 130671/JO/2021, to carry out development not in accordance with condition 19 of planning permission 128850/JO/2020. Correspondence dated 1 July 2021 with the Council's Mr Griffin confirms that details discharged against planning permission 128850/JO/2020 (such as the details, subject of this letter) can be transferred across to any subsequent permission resulting from 130671/JO/2021.

Summary

The application, submitted herein, seeks to discharge conditions 16,17 and 18 of planning permission 128850/JO/2020 in relation to details on Waste Management, Fumes/Extractions and Operating Hours.

We trust the submitted details are acceptable, but would invite you to contact us should you require any clarification.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'G. Morris'.

GARY MORRIS
PARTNER

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enc(s):