26 April 2019
Delivered by via Planning Portal

Ref: KANM3001

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Jennifer,

APPLICATION TO DISCHARGE CONDITOIN 14 PURSUANT TO THE RESIDENTIAL ELEMENT OF PLANNING PERMISSION LPA REF: 117749/JO/2017, ANGEL COURT, MANCHESTER

On behalf of our client, Progressive Living Limited ("the applicant"), we are pleased to submit an application for consent to discharge condition 14 attached to the aforementioned planning permission. The application has been submitted via the planning portal and the requisite fee of £116 paid.

The application comprises the following documents:

- This Covering Letter, prepared by Turley;
- Completed Applications Forms; and
- Waste and Servicing Strategy, prepared by Vectos

Background
Full planning permission for the demolition of existing buildings on site and the erection of a 9-storey building to form 64 residential apartments with a ground floor commercial unit was granted on 5th August 2016 (**LPA Ref. 11035/FO/2015/N1**).

A subsequent S73 application (**LPA Ref. 117749/JO/2017**) was approved by Manchester City Council in October 2017. The application sought permission to vary conditions 19 (servicing hours) and condition 20 (commercial use opening hours) attached to planning permission **110351/FO/2015/N1**. Pursuant to this application a series of planning conditions were attached and a number of these related to the commercial component of the proposal. This application, therefore, seeks to satisfy the requirement of 14 pursuant to the residential component of the development. A summary of the condition and supporting information is provided below.

Condition 14 states:
"Notwithstanding the waste management strategy stamped as received by the City Council , as Local Planning Authority, on the 30 November 2015 and drawing 622_200E stamped as received by the City Council, as Local

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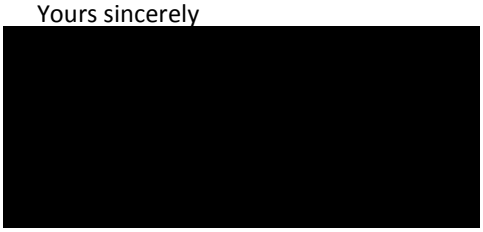
Planning Authority, on the 23 June 2016, prior to the first occupation of ***the residential accommodation*** *and first use of the commercial accommodation hereby approved, the refuse arrangement and waste management strategy for the residential and commercial elements shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential accommodation and first use of the commercial unit and thereafter retained and maintained in situ for as long as the development remains in use."*

In order to discharge the condition, Vectos have prepared a Waste and Servicing Strategy (Doc Ref. VN81074 V2) in respect of the residential component of the development. The documents sets out the waste and servicing strategy for the development and includes a detailed waste forecast assumptions and identifies the waste storage requirements for residential uses based on the BS 5906-2005 (Waste Management in Buildings – Code of Practice.

In addition to this, the strategy identifies that since approval of the application and accompanying waste management proforma Manchester City Council have updated their Waste Storage and Collection Guidance for New Developments (September 2017). The update guidance identifies that the calculation for high rise developments is based on 0.43m2 of container space per apartment. In light of this, a revised waste proforma is included at Appendix A of the strategy and confirms that the provision is greater than MCC's requirements.

I trust that the above information is acceptable, should you, however, require additional information please do not hesitate to contact me.

Yours sincerely



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