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Ms Jennifer Atkinson
Manchester City Council
Planning Department
Town Hall Extension
St Peters Square
Manchester
M60 2LA

13 February 2019

MG – 17-360
BY EMAIL

Dear Jennifer,

THE BEEHIVE MILL, JERSEY STREET, ANCOATS, MANCHESTER

DISCHARGE OF PLANNING CONDITION 7 (WASTE MANAGEMENT)

We write on behalf of our client, Urban Splash Limited, to submit an application for the approval of details reserved by Planning Condition no. 7 (waste management) of planning permission 119289/FO/2018, in relation to the above address.

Condition 7-Waste Management

The condition states:

"Prior to the first use of the development hereby approved, details of the waste management strategy for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first use of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use."

The application package

In response to this condition, we supply the Appendix E Waste Management Proforma for Planning Applications and a scanned copy of the Directive Waste Service Agreement between Urban Splash and Bagnall & Morris Waste Services Ltd.

Appendix E notes that there are six 1,100 litre bins which are lifted from the site twice weekly. This servicing provides enough waste capacity for the development to be in line with Manchester City Council's GD04 Waste Storage and Collection Guidance. The servicing takes place on Radium Street, and as such, no collection vehicles have to enter site. The bin store is appropriately located in the rear car park and sufficiently ventilated. A maintenance operative cleans the store.

The scanned copy of the Directive Waste Service Agreement confirms that Urban Splash have a rolling contract which collects mixed municipal waste, recyclables and biodegradable kitchen and canteen waste. As such, this service agreement is suitably sized to accommodate the waste from the Princes Trust space, the upper floor offices and the ground floor café.

The application has been submitted via the Planning Portal and comprises:

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- Completed application form for the approval of details reserved by condition;
- Appendix E Waste Management Strategy Proforma and Directive Waste Service Agreement, prepared by Urban Splash Ltd.
- Covering letter (this document), prepared by Iceni Projects Limited.

The requisite planning fee has been paid via planning portal.

We trust that you find the enclosed details to be acceptable and sufficient to enable the council to validate and discharge Condition 7. We look forward to hearing from you within the requisite timescales. Please contact myself on 0161 509 2842 (mgraham@iceniprojects.com) or Lucy Furber (lfurber@iceniprojects.com), in the first instance should you have any questions.

Yours sincerely,



Murray Graham
DIRECTOR

cc. Kyle Stead-Turner Townsend
Nathan Cornish-Urban Splash Ltd