Our ref: LB1268

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Dear Sir/Madam

LAND OFF OLDHAM STREET AND SPEAR STREET, MANCHESTER, M4 1LF
PART DISCHARGE OF PLANNING CONDITION 31 - REFUSE: REF: 139580/JO/2024

On behalf of our client, The Gym Group, please find enclosed an application for the part discharge (related to the ground and lower ground floor associated with Block A Unit 1 only) of Condition 31 (Refuse) in relation to planning application Ref: 139580/JO/2024 granted consent on 15th May 2024 at the above site for the:

> *"Variation of conditions 10 (Servicing), 19 (BREEAM) and 30 (Use Restriction) attached to application ref no 131730/JO/2021."*

This application specifically relates to the following condition and Unit 1 of Block A:

Condition 31 – Refuse

> *"Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.*
>
> *The scheme for the storage and disposal of refuse generated by Unit 1 of Block B shall be managed in accordance with the letter from Emery Planning dated 31 January 2024, the email from Emery Planning dated 15 March 2024 and the drawing referenced 034_PLN_205 Rev P01 received by the City Council as local planning authority on 2 February 2024.*
>
> *Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policy DM1 and EN19 of the Core Strategy for the City of Manchester."*

The application comprises the following documents:

- Application Form
- Refuse Strategy Plan
- Approved Unit 1 Block A Ground and Lower Ground Floor Plans

The enclosed plans and drawings address the requirements of Condition 31 as listed above related to the ground and lower ground of Block A Unit 1. The Refuse Strategy Plan shows the location of the bin store at lower ground level and the route to be used for the removal of refuse from the building. The plan demonstrates compliance with Condition 31.

We trust the above is in order, however, should you have any queries or require further information please contact Matt Brewer on the above details. We look forward to receiving confirmation of receipt and validation of this part condition discharge application.

Yours sincerely

Matt Brewer
URBANSPACE Planning Ltd

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