

Our Ref: 04C201431/LS

Your Ref: 139860/JO/2024

10 February 2025

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 11 AND 16 RELATING TO FULL PLANNING APPLICATION 139860/JO/2024 AT CORNER OF RELIANCE STREET AND OLDHAM ROAD, MANCHESTER M40 1EZ

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 11 and 16, of planning permission 139860/JO/2024, which was approved by Manchester City Council on the 22 July 2024 and permits the following development:

"Variation of Conditions 2 (specified plans), 3 (construction management), 4 (contaminated land), 7 (external plant), 8 (plant verification), 9 (acoustics) and 11 (waste) and removal of condition 16 (green roof) attached to planning permission 136359/FO/2023 to allow for omission of the biodiverse canopy and replacement with individual canopies, reduction in retail/commercial space, reduction in trees, reduction in cycle parking, increased spacing between car parking spaces, new servicing and loading bay, reduction of green space and inclusion of roof-mounted PV arrays"

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 11 and 16.

Condition 11 (Refuse Waste)

Condition 11 is worded as follows:

"11) Prior to the first use of the retail unit hereby approved, a scheme for the storage and disposal of refuse 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.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy."

Supporting Documentation

The following information is submitted to discharge Condition 11:

- Manchester EV Charging Station – Caffè Nero, Waste Management Strategy (dated February 2025)
- Appendix E – Waste Management Strategy (v7.00), Manchester City Council (dated 05 February 2025)
- External Bin Store Location (mark up)
- Bin Collection Route (mark up)

Condition 16 (Green Roof Maintenance and Management Plan)

Condition 16 is worded as follows:

"16) Prior to the first occupation of the development hereby approved, details of the 'green roof' as identified on the approved plans together with a long-term maintenance and management plan and timescales for its implementation prepared by a suitably qualified specialist shall be submitted to and approved in writing by the City Council as local planning authority. The submitted details shall be installed within the previously agreed timescale and maintained and managed in accordance with the agreed details thereafter.

Reason - To ensure that biodiversity and sustainability measures proposed are installed and maintained thereafter in the interests of increasing biodiversity at the site and adapt to climate change pursuant to policies EN8 and EN15 of the Core Strategy. "

Supporting Documentation

A Five Year Maintenance and Management Plan, prepared by FFLO Architects (Revision D) has been submitted to discharge this condition, which includes a full green roof maintenance schedule on Page 12.

Summary

A payment of £215 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-13737386) to cover the requisite planning fee. I look forward to receiving your confirmation that the relevant planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely





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For and on behalf of Avison Young (UK) Limited