

06 December 2024

Delivered via Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Angela

**DISCHARGE OF PLANNING CONDITION 39 PURSUANT TO PLANNING PERMISSION 127317/FO/2020,
LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW**

On behalf our client, CDL HBT INVESTMENTS (I) PROPERTY LIMITED ('the applicant'), an application to discharge Condition 39 (Refuse Storage) pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-13610692).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter
- Commercial Waste Strategy (November 2024), prepared by Native Residential

The requisite fee of £145.00 has been paid via the Planning Portal.

Background

As Manchester City Council is aware, planning permission was granted for the redevelopment of the land at Heyrod Street, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (LPA ref. 127317/FO/2020). The full wording of the approved development is as follows:

"Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m²) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car 2

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parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.”

This permission relates to the redevelopment of land at Heyrod Street, which comprises Plot D of the Portugal Street East (“PSE”) Strategic Regeneration Framework (“SRF”) area located within Manchester City Centre. The development will offer a high-specification residential led ‘build-to-rent’ scheme, complemented by ground floor commercial space and internal and external amenity space.

Furthermore, the applicant has secured the discharge of a number of conditions attached to the consented scheme (LPA ref. 127317/FO/2020). Please see below for a summary of discharged conditions

Condition	Application Number	Date of Decision Notice
3a	CDN/21/0379	15 th October 2021
3b	CDN/21/0379	15 th October 2021
3c	CDN/22/0658	Partial Discharge – 22 nd December 2022
	CDN/23/0382	26 th July 2023
4	CDN/21/0242	19 th August 2021
5	CDN/21/0522	16 th September 2021
6	CDN/21/0522	16 th September 2021
8a	CDN/21/0242	19 th August 2021
	CDN/21/0558	13 th October 2021
	CDN/21/0864	16 th December 2021
8b	CDN/24/0202	10 th May 2024
9	CDN/21/0242	19 th August 2021
9 (Parts 2-6)	CDN/24/0431	01 st July 2024
10	CDN/21/0379	15 th October 2021
11	CDN/21/0242	19 th August 2021
	CDN/22/0606	02 nd December 2022
11a	CDN/22/0642	02 nd December 2022
11b	CDN/22/0642	02 nd December 2022
11c	CDN/22/0642	02 nd December 2022
11d	CDN/22/0642	02 nd December 2022
11e	CDN/21/0708	21 st December 2021
11f	CDN/22/0642	02 nd December 2022
11g	CDN/22/0642	02 nd December 2022
11h	CDN/22/0642	02 nd December 2022
12	CDN/21/0708	21 st December 2021

13	CDN/24/0136 CDN/24/0345	Refused – 17 th April 2024 28 th May 2024
14	CDN/24/0048 CDN/24/0722	20 th February 2024 28 th August 2024
15a	CDN/24/0048 CDN/24/0406	20 th February 2024 28 th May 2024
16	CDN/21/0867 CDN/24/0048 CDN/24/0136 CDN/24/0345	Partial Discharge – 30 th March 2022 Partial Discharge – 20 th February 2024 Refused – 17 th April 2024 28 th May 2024
16a	CDN/21/0379	15 th October 2021
17	CDN/21/0379	15 th October 2021
21	CDN/21/0558	13 th October 2021
22a	CDN/21/0242	19 th August 2021
22b	CDN/24/0402	28 th May 2024
24	CDN/23/0835	20 th December 2023
35	CDN/23/0197	8 th June 2023
36	CDN/24/0402	28 th May 2024
38a	CDN/21/0379	15 th October 2021
38b	CDN/24/0136	26 th February 2024

DISCHARGE OF CONDITIONS

This application relates to the discharge of Condition 39 (refuse storage) and is supported by the Commercial Waste Strategy (November 2024), prepared by Native Residential.

Condition 39 (Refuse Storage)

Condition 39 states:

“The ground floor commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been 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 enclosed Commercial Waste Strategy, prepared by Native Residential, confirms the responsibility of waste management will sit with each occupier of the commercial unit and Native (or future operators) will assist tenants as required. The occupants for each commercial unit is responsible for storing their waste in the dedicated storage area, which will be locked and will only accessible by occupants and waste contractors. A plan that illustrates the bin storage and routes from each commercial unit can be found in page 6 of the Strategy.

Waste collection for all commercial units will be restricted to weekly for retail use and twice a week for food and beverage uses; and will be managed during a fixed servicing hours of 7:30am to 8pm from Mondays to Saturdays, and 10am to 6pm on Sundays and Bank Holidays.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with the discharge of Condition 39 (Refuse Storage) pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

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