

4th July 2024



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Dear Planning Team

Re: No 8 Deerpark Road M16 8FR
Planning Application for discharge of Condition 3 relating to planning application Ref 138034/FO/2023,

Background

Planning permission (Ref 138034/FO/2023), was approved on the 25th June 2024 by the Planning Inspectorate providing for the following development:

“Basement conversion to form two self contained flats, together with the internal alterations of the wider property and associated external alterations and enhancements to form a total of 5 self contained apartments (Use Class C3) with associated refuse, landscaping, parking and cycle storage.”

The application was approved subject to total of 4 planning conditions. We are instructed to apply to enable the discharge of the following condition:

Condition 3

Notwithstanding the approved plans, prior to the first occupation of the development hereby approved, a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Supporting Documentation

Accordingly, please find enclosed proposed site plan showcasing the suitable location of the refuse and recycling storage, alongside the attached Waste Proforma for the details of the refuse and recycling storage supporting the development.

The Waste Proforma provides storage for refuse and recycling of an adequate size of 5.7m² allowing 3.44m² for refuse storage (excess of 0.43m² per apartment) allowing the residents to benefit from 2.26m² of extra space for access and manoeuvrability. The storage will consist of 3 x 240L Bin for general refuse and 1 x 240L Bins for Food/Garden waste, pulpable recycling and mixed recycling. Mixed and pulpable recycling will also consist of 1 x 140L Bins.

The proposed collection point will be kerbside in front of the development and the vehicle collection route will continue as existing along Deerpark Road.

Next Steps

Against this background, the application for the proposed discharge of Condition 3 is deemed to be in accordance with relevant planning policy and considered acceptable in planning terms.

As such, we look forward to confirmation of early validation and determination of the application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Tim Cropper', with a long horizontal stroke extending to the right.

Tim Cropper

MTCP MRTPI

Director

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