

05 August 2024

Delivered via Planning Portal

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

Dear Angela

**DISCHARGE OF PLANNING CONDITION 14 PURSUANT TO PLANNING PERMISSION 127317/FO/2020,
LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW**

On behalf our client, Midgard UK ('the applicant'), an application to discharge Condition 14 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-13271468).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter
- Energy & Environment Standards Statement (EESS) (approved, provided for reference), prepared by CWC
- Compliance Statement which summarises how the development meets the EESS, supported by:
 - Verification Statement, prepared by TWC Consulting dated 4th June 2024
 - Block Compliance Report, prepared by Elmhurst Energy dated 30 May 2024
 - Building Regulation Certificates
 - Part L Statement, by TWC
 - As built SAP certificates (available by WeTransfer)
 - EPC certificates (available by WeTransfer)
 - BRUCKL certificates (available by WeTransfer)

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- Water Efficiency Statements
- Materials

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 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	1 st July 2024
10	CDN/21/0379	15 th October 2021

Condition	Application Number	Date of Decision Notice
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	Refused – 17 th April 2024
	CDN/24/0345	Discharged – 28 th May 2024
14	CDN/24/0048	20th February 2024
15a	CDN/24/0048	20th February 2024
	CDN/24/0406	28 th May 2024
16	CDN/21/0867	Partial Discharge – 30 th March 2022
	CDN/24/0048	Partial Discharge – 20 th February 2024
	CDN/24/0136	Refused – 17 th April 2024
	CDN/24/0345	Discharged – 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

Condition 14 – Environmental Standards Statement

Condition 14 states:

“The development hereby approved shall be carried out in accordance with the Crookes Walker Heyrod Street, Manchester Planning Report, Energy & Environmental Standards Statement Rev O dated 25/06/2020

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.”

The enclosed Compliance Statement confirms the development complies with the approved Energy & Environment Standards Statement (EESS) under the Original Permission (LPA ref. 127317/FO/2020).

The below sets out the specific environmental performances that are discussed in the approved EESS:

- Sections 4.1 & 4.2: Passive Design, and 5.1 & 5.2 Environmental Performance:
 - The development has been carried out in accordance with the EESS, and this section is supported by the following documents:
 - TWC letter dated 4th June 2024
 - Block Compliance Report dated 30/05/2024
 - As built SAP certificates (available via We Transfer)
 - EPC certificates (available via We Transfer)
 - BRUCKL certificates (available via We Transfer)
- Section 5.3: Water Efficiency
 - We can confirm the required rate has been improved further and achieves 92.4 litres/ person/ day (as compared to less than 125 litres/ person/ day stated in the approved EESS) as shown in the accompanying Water Efficiency Statements.
- Section 5.4: Resource Management and Pollution
 - Efficient Use of Land
 - Compliance is demonstrated in the approved EESS and this remains applicable.
 - Pollution Control
 - It is confirmed that all insulating materials used in the development have a global warming potential (GWP) of less than 5 as evidenced the product specifications.
 - Pollution prevention guidance has been adhered to in respect of air (dust) and water (ground and surface) – withal mitigation was adhered to pursuant to the

Demolition Statement and Construction Management Plan (CMP) that was submitted and approved by MCC under the following Conditions;

- Condition 4 – Demolition Method Statement, ref: CDN/21/0242.
- Condition 10 – Detailed Construction Management Plan, ref: CDN/21/0379.
- Additionally, a detailed assessment of the risk of water contamination and how this would be mitigated was submitted and approved pursuant to Condition 8(a), and a remediation and verification report submitted and approved under Condition 8(b):
 - Condition 8(a) – Risk assessment report, ref: CDN/21/0242, CDN/21/0558, & CDN/21/0864.
 - Condition 8(b) - Remediation Completion / Verification report, ref: CDN/24/0202.
- All external light fittings are fitted with time switch / daylight sensor that prevents the operation during daylight hours to limit the impact of artificial lighting for the developments residents and surrounding environment. This information was approved pursuant to Condition 24 - External Lighting Scheme Design; ref: CDN/23/0835.
- The dwellings have been designed to meet the requirements for Building Regulations Approved Document E – Resistance to the passage of sound. In accordance with Part E, sound testing for airborne and impact noise has been undertaken and confirm compliance. This has been approved by Building Control who have issued their final BR Compliance Certificate. Additionally, the development has been designed to meet the noise requirements as required pursuant to the planning permission and verification reports have been submitted and approved by MCC under the following Conditions;
 - Condition 15a – Acoustic insulation of externally mounted plant and equipment, ref: CDN/24/0406.
 - Condition 16 – Acoustic Insulation to residential accommodation, ref: CDN/24/0345.

– Materials

- This is demonstrated in the approved EESS and this remains applicable. The material statements are provided.
- Section 5.5: Surface Water Run-off
 - On site surface water is managed via a sustainable drainage system comprising a rainwater attenuation tank, rain gardens and permeable paving. The outfall to the existing surface water sewer is also controlled via a hydro-brake which reduces the

volume of surface water run-off so it is no greater than existing conditions. All details for the management of surface water have been previously approved by MCC:

- A detailed SUDS scheme was submitted and approved under Condition 12, ref: CDN/21/0708.
- A SUDS verification report was submitted and approved under Condition 13, ref: CDN/24/0345.
- Section 5.6: Waste Management
 - Construction Waste
 - A site waste management plan (SWMP) was submitted as part of the Construction Management Plan (CMP) that was submitted and approved by MCC under condition 10 – Detailed Construction Management Plan, ref: CDN/21/0379.
 - Domestic Waste
 - Waste Management Strategy remains as per the Curtins Waste Management Strategy, Curtins Ref: 75424-CUR-00-XX-RP-TP-003, Revision: V03 Dated: 29 June 2020 as submitted and approved pursuant to the Planning Permission, ref: 127317/FO/2020.
- Section 5.7: Health & Wellbeing
 - This remains as submitted and approved pursuant to the Planning Permission, ref: 127317/FO/2020.
- Section 5.8: Biodiversity
 - Bird and Bat boxes are provided as per the approved landscaping scheme submitted and approved under Condition 11 (part b), ref: CDN/22/0642.
 - The use of native or wildlife friendly tree, shrub and herbaceous species in the external landscaping and terraces areas at Level 1 and 21 are all as per the approved landscaping scheme submitted and approved under Condition 11 (part b), ref: CDN/22/0642.
- Section 5.9: Transport
 - This remains as per the travel plan ref: Curtin's Ref: 075424-CUR-00-XX-RP-TP-002 Revision: V03 Issue Date: 29 June 2020, submitted and pursuant to the Planning Permission, ref: 127317/FO/2020.
 - In accordance with Condition 26 of the Planning Permission an updated Travel Plan will be provided within six months of first use of the development (i.e. by 8th January 2025).
- Section 5.10: BREEAM
 - As stated in the EESS, BREEAM is not applicable to the development due to the limited size of the retail units.

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 14 pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact me or my colleague Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Melissa". The script is cursive and fluid.

Melissa Lee Wing Tung
Assistant Planner

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