13 May 2024
Delivered via Planning Portal

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

Dear Angela

DISCHARGE OF PLANNING CONDITIONS 22B AND 36 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 Conditions 22b and 36 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-13037234).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter

Condition 22b (Local Labour)
- The Castings – Social Value Tracker, prepared by Midgard Design Services

Condition 36 (Secured By Design)
- Heyrod Street, Manchester Secured by Design certificate, prepared by Police Crime Prevention Initiatives Limited

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*

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

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	15th October 2021
3b	CDN/21/0379	15th October 2021
3c	CDN/22/0658 CDN/23/0382	Partial Discharge – 22nd December 2022 26th July 2023
4	CDN/21/0242	19th August 2021
5	CDN/21/0522	16th September 2021
6	CDN/21/0522	16th September 2021
8a	CDN/21/0242 CDN/21/0558 CDN/21/0864	19th August 2021 13th October 2021 16th December 2021
8b	CDN/24/0202	Pending Determination
9	CDN/21/0242	19th August 2021
10	CDN/21/0379	15th October 2021
11	CDN/21/0242 CDN/22/0606	19th August 2021 02nd December 2022
11a	CDN/22/0642	02nd December 2022
11b	CDN/22/0642	02nd December 2022
11c	CDN/22/0642	02nd December 2022
11d	CDN/22/0642	02nd December 2022
11e	CDN/21/0708	21st December 2021
11f	CDN/22/0642	02nd December 2022
11g	CDN/22/0642	02nd December 2022
11h	CDN/22/0642	02nd December 2022

12	CDN/21/0708	21st December 2021
13	CDN/24/0136 CDN/24/0345	Refused – 17th April 2024 Pending Determination
14	CDN/24/0048	20th February 2024
15	CDN/24/0048	20th February 2024
16	CDN/21/0867 CDN/24/0048 CDN/24/0136 CDN/24/0345	Partial Discharge – 30th March 2022 Partial Discharge – 20th February 2024 Refused – 17th April 2024 Pending Determination
16a	CDN/21/0379	15th October 2021
17	CDN/21/0379	15th October 2021
21	CDN/21/0558	13th October 2021
22a	CDN/21/0242	19th August 2021
24	CDN/23/0835	20th December 2023
35	CDN/23/0197	8th June 2023
38a	CDN/21/0379	15th October 2021
38b	CDN/24/0136	26th February 2024

DISCHARGE OF CONDITIONS

Condition 22b – Local Labour
Condition 22b states:

> *Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.*

The enclosed Social Value Tracker confirms the number and details of total apprentices, graduates, events, work placements and student visit. This information is sufficient to discharge Condition 22b.

Condition 36 – Secured by Design
Condition 36 requires a secured by design accreditation and states:

> *The development shall be carried out in accordance with the Crime Impact Statement Version B dated 01/07/20. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.*

The enclosed Secured by Design certificate satisfies the requirement to discharge Condition 36.

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 Conditions 22b and 36 pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact Will Hannah (will.hannah@turley.co.uk) or Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

melissa.leewingtung@turley.co.uk