

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

12 April 2024
EP ref: 23-384

Dear Sir or Madam

Re: Planning Portal reference: PP-12846191 - Land off Oldham Street and Spear Street, Manchester

Please find enclosed an application to discharge conditions 29 and 31 attached to planning permission 131730/JO/2021 for “*variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020*” at the above site.

Condition 29 (Signage strategy) states:

“A signage strategy for the commercial units shall be submitted to and agreed in writing by the City Council as local planning authority prior to first occupation of the development. The signage should be minimised and suitably formed and located. The signage shall then be implemented only in accordance with the approved strategy.”

Please find enclosed the Signage Strategy to discharge condition 29 in full.

Condition 31 (Refuse strategy) states:

“Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses 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.”

This condition is proposed to be part discharged in relation to Unit 2, Block B only. The proposed bin store details are enclosed on plan ref. V6107/M01. We can also confirm that the waste will be collected as follows:

- Service 1 – One 660 Litre General Waste Unit disposed fortnightly
- Service 2 – Three Sanitary Disposal Units disposed weekly
- Service 3 – One 1100L recycling unit disposed weekly

It is considered that the submitted information is sufficient to discharge conditions 29 and 31 of planning permission 131730/JO/2021, however should you have any queries or require anything further then please do not hesitate to contact me or Wiktoria Sypnicka at this office.

Yours sincerely
Emery Planning

Caroline Payne

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