

13 March 2024

Delivered via Planning Portal

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

Dear Angela

**DISCHARGE OF PLANNING CONDITION 8B 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 8b pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-12881332).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter

Condition 8B (Completion Verification Report)

- Phase 4 Validation Report (doc ref. 075424-CUR-00-XX-RP-GE-00006), prepared by Curtins

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

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

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 CDN/23/0382	Partial Discharge – 22 nd December 2022 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 CDN/21/0558 CDN/21/0864	19 th August 2021 13 th October 2021 16 th December 2021
9	CDN/21/0242	19 th August 2021
10	CDN/21/0379	15 th October 2021
11	CDN/21/0242 CDN/22/0606	19 th August 2021 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	Pending determination
14	CDN/24/0048	20th February 2024

15	CDN/24/0048	20th February 2024
16	CDN/21/0867	Partial Discharge – 30 th March 2022
	CDN/24/0048	Partial Discharge – 20 th February 2024
	CDN/24/0136	Pending determination
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
24	CDN/23/0835	20 th December 2023
35	CDN/23/0197	8 th June 2023
38a	CDN/21/0379	15 th October 2021
38b	CDN/24/0136	Pending determination

DISCHARGE OF CONDITIONS

Condition 8b – Completion Verification Report

Condition 8b requires the submission of Verification Report to MCC, stating:

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

The submitted document, Phase 4 Validation Report, provides a descriptive and factual record of the remedial works undertaken by Midgard, and the subsequent verification of these works by Curtins. Site assessment works previously determined that remedial measures were required to be incorporated into the development as follows:

- Asbestos Management Plan during Construction;
- Engineered Capping; and
- Installation of Ground Gas Protection Measures.

Through independent verification and consideration of the available evidence, Curtins can confirm the following:

- Evidence of a Construction Management Plan has been provided.
- The clean and inert engineered capping of >300mm, comprising a minimum of 150mm topsoil, has been installed within soft landscaping areas, verified through visual inspection by Curtins with associated photographic records obtained;
- Imported topsoil and subsoil source testing and on-site testing has been undertaken accordance with the Curtins Remediation Strategy. Results have been screened against suitable screening criteria and no exceedances have been found.
- GeoShield have confirmed through issue of a Verification Certificate that the gas protection measure installed meet the requirements of the Remediation Strategy and have been installed in accordance with BS 8485:2015+A1:2019 and CIRIA 735, and that all areas have been verified, including any remedial issues which have been corrected. Waste transfer tickets and consignment notes have been provided.

Midgard have confirmed that there was no unexpected contamination encountered during groundworks.

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 8b pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact myself or Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely



Will Hannah
Planner

will.hannah@turley.co.uk