30 April 2024
Delivered via Planning Portal

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

Dear Angela

DISCHARGE OF PLANNING CONDITIONS 13 AND 16 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 13 and 16 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-13020041).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter

Condition 13 (Drainage)
- Verification & Drainage Maintenance Strategy (doc ref. CAS-CUR-XX-XX-RP-C-92010), prepared by Curtins

Condition 16 (Acoustic Insulation)
- Internal Noise Assessment (doc ref. RP04-20728-R0), prepared by Cass Allen

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*

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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	Refused – 17th April 2024
14	CDN/24/0048	20th February 2024
15	CDN/24/0048	20th February 2024
16	CDN/21/0867 CDN/24/0048 CDN/24/0136	Partial Discharge – 30th March 2022 Partial Discharge – 20th February 2024 Refused – 17th April 2024
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 13 – Drainage

Condition 13 requires the submission of the details of the implementation, maintenance and management of the sustainable drainage scheme to MCC, stating:

> *No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:*
>
> *a) Verification report providing photographic evidence of construction as per design drawings;*
>
> *b) As built construction drawings if different from design construction drawings;*
>
> *c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Following the previous submission relating to Condition 13 (ref. CDN/24/0136), the enclosed document has been amended to address the information further required by the Council, specifically:

- Require photographic evidence for both flow control structures once installed (FCC1 & FCC2)

  - Flow Control Chambers have now been fully installed as shown in Figures 9-10 in the report.

- Require photographic evidence for bioretention tree pits

  - Tree pits have now been fully installed as shown in Figures 11-13 in the report.

- Require provide hydraulic modelling reflective of the latest engineering revision (C11) (dwg ref. CAS-CUR-XX-GF-DR-C-83-0500-C11)

  - Calculations are enclosed in Appendix B Surface Water Drainage Calculations 1-year, 30-year, 100-Year +40%cc of the report.

- Confirm what the existing manhole is serving and supply any investigation to deem this system redundant (dwg ref. CAS-CUR-XX-GF-DR-C-83-0500-C11). Approval from the relevant landowner / risk management authority must also be gained

  - This manhole was investigated and confirmed as redundant in January 2022, this has been noted within the updated report section 2.1.1.

- Supply the maintenance of the drainage network outside of the development Ownership Boundary will be the responsibility of Manchester City Council and United Utilities. Any surface water drainage component proposed to be adopted by Council (Highways / Public Realm) will need to be referenced in a specific management plan. Approval from the relevant department must also be provided supporting this approach. If the whole strategy is remaining private, this point can be discarded.

  - The whole network is private. Only offsite drainage under the Section 278 will be adopted and does not fall within ownership.

I trust that the enclosed report, including the above additional explanation, is sufficient to discharge Condition 13.

Condition 16 – Acoustic Insulation
Following the previous approvals relating Condition 16 (ref. CDN/21/0867 and CDN/24/0048), the final requirement of the condition (as per ref. CDN/24/0048) requires:

> *Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.*

The enclosed assessment, prepared by Cass Allen Associates Ltd, confirms all units of the development are compliant with the requirements of Condition 16; and shall satisfy the Environmental Health Officer's requirement to complete the testing to measure day- and night-time noise levels within the development. I trust the enclosed information is sufficient to discharge Condition 16.

The proposed development will reach practical completion on Thursday 9th May. Given the previous correspondence on Condition 16 (as per CDN/21/0867 and CDN/24/0048), we would appreciate if you could expedite this decision in a timely manner, if possible.

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 13 and 16 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

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