

23 February 2024

Delivered via Planning Portal

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

Dear Angela

**DISCHARGE OF PLANNING CONDITION 13, 16 AND 38B 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 13, 16a and Condition 38b pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-12824351).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter

Condition 13 (Sustainable Drainage Scheme)

- Verification and Drainage Maintenance Full Report, including required photographic evidence, (doc ref. CAS-CUR-XX-XX-RE-92010-V02), prepared by Curtins

Condition 16 (Acoustic Insulation)

- Verification Report (doc ref. RP03-20728-R1), prepared by Cass Allen

Condition 38B (UXO)

- UXO Verification Report, prepared by 1st Line Defence

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:

1 New York Street
Manchester
M1 4HD

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

DISCHARGE OF CONDITIONS

Condition 13 – Sustainable Drainage Scheme

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.*

The submitted document, Verification and Drainage Maintenance Full Report, demonstrates the ground drainage has been installed for the development site with photographic information (in p. 5-9 of the report) and provides product information to inform future maintenance requirements. The photographic evidence in the report includes both attenuation tank and permeable paving, and notes that the photographs for the flow control chambers will be supplemented once access can be made to the chambers prior to completion.

The report also recommends, as part of the management and maintenance plan for the lifetime of the development, the drainage system to be inspected as minimum twice a year (with the system being inspected after any major storm event). A post clean-up operation may be required including the

removal of litter, vegetation, sewerage debris and larger objects. Long-term management practices include monthly sweeping of external paved areas. Drainage features should be cleared of ice, snow, debris or litter during winter months. Sediment or material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols where applicable.

Full maintenance schedule for inspection, manhole and catchpit chambers, pipes, drainage channels and gullies, cellular storage/ attenuation, flow control – hydrobrake and permeable paving are provided in the report.

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 report, prepared by Cass Allen Associates Ltd, confirms the design of the development is considered to be compliant with the requirements of Condition 16, and that the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation (please refer to para 4.4 of the report for confirmation).

Condition 38b – Unexploded ordnance (UXO)

Condition 38b states:

No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

The enclosed UXO Verification Report concluded the overall risk from UXO (both German air-delivered bombs, and British UXO) at the site was **low**. Hence, proactive on-site UXO Support/Clearance was not deemed necessary.

However, the report acknowledges that while the assessed risk was 'low', there was not 'no risk' of UXO contamination. It was therefore recommended that a UXO Risk Management Plan, which has been approved under planning permission CDN/21/0379, be put together for the site, and that Site Specific UXO Safety and Awareness Briefings to ground personnel be provided. As the project is nearing completion, it is understood that no items of UXO were encountered during intrusive works on site.

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 13, 16 and Condition 38b 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

A handwritten signature in dark ink, appearing to read 'W. Hannah'. The signature is fluid and cursive, with a long, sweeping underline.

Will Hannah
Planner

will.hannah@turley.co.uk