6 December 2023
Delivered via Planning Portal

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

Dear Angela

DISCHARGE OF PLANNING CONDITION 24 PURSUANT TO PLANNING PERMISSION 127317/FO/2020, LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW

On behalf our client, Packaged Living (Freof V Heyrod) LLP ('the applicant'), an application to discharge Condition 24 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-12659243).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter
- External Lighting Information (doc ref. CAS-ABE-BU1-XX-TS-E-63-000), prepared by AB Engineering
- The Castings – External Lighting Assessment, prepared by AB Engineering

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,*

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

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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	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
7	CDN/23/0798	Pending Determination
8a	CDN/21/0242 CDN/21/0558 CDN/21/0864	19th August 2021 13th October 2021 16th December 2021
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
11e	CDN/21/0708	21st December 2021
11i, j, k, l	CDN/23/0798	Pending Determination
12	CDN/21/0708	21st December 2021
16	CDN/21/0867	30th March 2022
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
25	CDN/23/0798	Pending Determination
27	CDN/23/0798	Pending Determination

35	CDN/23/0197	8th June 2023
38a	CDN/21/0379	15th October 2021

Condition 24 – External Lighting

Condition 24 requires the submission of a report to demonstrate the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments, stating:

> *Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority*

The submitted document, namely the External Lighting Assessment, confirms that the proposal is achievable without causing an adverse impact on residents living within the immediate area.

The documents provide a specification of the lights to be used externally at The Castings. The proposed lighting will provide horizontal feature illumination which will also act as a functional for the external landscaped area and entrance to the rear of the building during non-daylight hours.

The lighting is to be controlled via a photocell and time clock to reduce wasted energy within day light hours. The lighting will be required to be on constantly throughout the night to provide a safe illuminated pedestrian access/egress route to this side of the building.

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

Yours sincerely

Will Hannah
Planner

will.hannah@turley.co.uk