

17 November 2023

Delivered via Planning Portal

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

Dear Angela

**DISCHARGE OF PLANNING CONDITION 7, 11 (PART I, J, K, L AND M), 25 AND 27 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 7, Condition 11 (parts I, J, K, L and M), Condition 25 and Condition 27 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-12603879).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter

Condition 7

- Building and Car Park Servicing and Access Strategy v4, prepared by Native Residential

Condition 11

Part I

- Stage 1 Strategy, prepared by Place Marque
- Sign Location Plan (dwg ref. CAS AXIS BU1 GF DR A 03-0200 C08), prepared by Axis Architects

Part J

- Management Amenity Strategy, prepared by Native Residential

Part K

- Building and Car Park Servicing and Access Strategy v4, prepared by Native Residential

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Part L

- Age Friendly Design (dwg ref. 0601-RFM-XX-00-SP-L-0004-P01), prepared by re-form

Part M

- Management Amenity Strategy, prepared by Native Residential

Condition 25

- Management Amenity Strategy, prepared by Native Residential
- Building and Car Park Servicing and Access Strategy v4, prepared by Native Residential
- Waste Management Strategy (doc ref. 75424-CUR-00-XX-RP-TP-003 V02), prepared by Curtins
(Not for Approval)

Condition 27

- Building and Car Park Servicing and Access Strategy v4, prepared by Native Residential

The requisite fee of £116.00 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 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	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	19 th August 2021
	CDN/21/0558	13 th October 2021
	CDN/21/0864	16 th December 2021
9	CDN/21/0242	19 th August 2021
10	CDN/21/0379	15 th October 2021
11	CDN/21/0242	19 th August 2021
	CDN/22/0606	02 nd December 2022
11e	CDN/21/0708	21 st December 2021
12	CDN/21/0708	21 st December 2021
16	CDN/21/0867	30 th March 2022
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
35	CDN/23/0197	8 th June 2023
38a	CDN/21/0379	15 th October 2021

DISCHARGE OF CONDITIONS

Condition 7 – Servicing and Access Strategy

Condition 7 requires the submission of a servicing and access strategy to MCC, stating:

Prior to occupation of the development a servicing and access strategy for the building and car park management strategy, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

The submitted document, Building and Car Park Servicing and Access Strategy v4, provides details on the how the property will be serviced and access. All deliveries will be asked to use the purpose-built layby located on Heyrod Street. All servicing and maintenance contractors will be asked to find nearby parking, to ensure the layby is not used for extended periods of time. There are 13 different car parks within 1km of the scheme, providing ample provision for contractor parking.

Contact has been made with the neighbouring developers and the Leonardo Hotel to discuss the public realm areas. Further detail can be provided upon request.

Condition 11 (Parts I, J, K, L and M) – Public Realm and Highways Works

Condition 11 (Parts I, J, K, L and M) requires the submission of:

(i) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE

SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

(j) A management strategy for the external amenity areas including hours during which these areas would be open to residents;

(k) A building cleaning schedule;

(l) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; and

(m) Details of how the terrace at level 21 would be monitored and managed once occupied to ensure the safety of users in periods of excessively high winds or how any potential impact would be mitigated through the inclusion of design features

The submitted information provides the requisite detail to discharge each part of Condition 11 (parts I, J, K, L and M). The suite of documents provides details on the wayfinding strategy (including signage), a management strategy for the building covering external amenity, details on how accessible design has been incorporated into the public realm works, and the Level 21 terrace and a building cleaning schedule.

It should be noted that the above excludes the public realm works on the Third-Party Public Realm Land.

Condition 25 – Management Strategy

Condition 25 requires the submission of a detailed Residential Management Strategy, stating:

Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including: Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority. shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

The submitted document, Management Amenity Strategy, considers how 24 hour management will occur on the site – noting the need for both internal amenity and external amenity. Native will challenge residents being overly noisy or acting in an anti-social manner. If this does not rectify the situation, management will lead residents away from amenity space.

Servicing and refuse will take place in line with the approved Waste Management strategy. As per the Building and Car Park Servicing and Access Strategy v4, all deliveries will be asked to use the purpose-built layby located on Heyrod Street. Moreover, all servicing and maintenance contractors will be asked to find nearby parking.

Condition 27 – Off-Site Residential Parking

Condition 27 requests the submission of a parking management strategy for residents who do not have an on-site parking space:

No part of the development shall be occupied unless and until details of a parking management strategy for residents who do not have an on site parking space has been submitted to and approved in writing by the City Council as Local Planning Authority.

The submitted document, Building and Car Park Servicing and Access Strategy v4, confirms that due the limited number of spaces. criteria will be set for on-site parking spaces. Following this, spaces will be allocated on a first-come-first-serve basis.

Given the site's highly sustainable location, residents will be encouraged to utilise walking and cycling infrastructure. All residents shall have access to a bicycle rack within the confines of the building for storage, which will also be available to their visitors when within the development. In addition, the site's location is in close proximity to notable public transport links – with highly organised and structured bus routes around Manchester city centre and Piccadilly Railway Station within 10 minutes walk of The Castings.

There are also a number of car parks within 10 minute walking distance of the proposed development.

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 7, 11 (parts I, J, K, L and M), 25 and 27 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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Appendix 1: Plans Relating to Condition 11

Part of Condition 11	Document Title	Reference	Author
I	Stage 1 Strategy		Place Marque
	Sign Location Plan	CAS AXIS BU1 GF DR A 03-0200 C08	Axis Architects
J	Management Amenity Strategy		Native Residential
K	Building Cleaning Schedule v4		Native Residential
L	Age Friendly Design	0601-RFM-XX-00-SP-L-0004-P01	re-form
M	Management Amenity Strategy		Native Residential