

24 May 2023

Delivered via Planning Portal

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

Dear Angela

**PARTIAL DISCHARGE OF PLANNING CONDITION 3C 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 3c pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-12180851).

The application comprises the following information, in addition to a comprehensive pack of photographs submitted via WeTransfer (<https://we.tl/t-FACPuKdfOH>) .

- Completed Application Forms
- This Covering Letter
- Heyrod St Elevation, prepared by CallisonRTKL (dwg ref. 190002 - CRL- ZZ- ZZ- DR- A- 20-002 rev 2)
- Longacre St Elevation, prepared by CallisonRTKL (dwg ref. 190002 - CRL- ZZ- ZZ- DR- A- 20-003 rev 2)
- South Elevation, prepared by CallisonRTKL (dwg ref. 190002 - CRL- ZZ- ZZ- DR- A- 20-005 rev 2)
- North Elevation, prepared by CallisonRTKL (dwg ref. 190002 - CRL- ZZ- ZZ- DR- A- 20-006 rev 2)

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

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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
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	Pending Determination

Discharge of Conditions

Condition 3c – Sample Panels and Quality Management Plan

Condition 3c requires the submission of sample panels and quality control management strategy to MCC, stating:

The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Following a site visit by MCC on 5th August 2022, MCC confirmed their approval of the VMU and six sample panels showing the three previously approved brick types each in a light and dark mortar.

An application to discharge Condition 3c was subsequently submitted in September 2022 (LPA ref. CDN/22/0658). The application was submitted without the Aluminium Curtain Walling sample and the Cladding Panel sample, noted in the Sample Schedule (submitted to discharge Condition 3(a)).

The application was subsequently partially approved in December 2022. The decision notice confirmed:

For full discharge the Aluminium Curtain Walling sample and the Cladding Panel sample need to be formally approved in writing

This application now submits the outstanding requisite detail, including elevations and photographs, to satisfy the outstanding requirements of Condition 3c.

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 3c 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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