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Manchester City Council
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Manchester
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27 January 2023

Ref: PP-11870892

Dear Sir/Madam

Discharge of Conditions 4 and 6 pursuant to planning Application 133705/FO/2022
501 Barlow Moor Road, Manchester, M21 8AG
On behalf of Southway Housing Trust

On behalf of our client, Southway Housing Trust, we have today submitted an application to discharge Conditions 4 and 6 attached to permission 133705/FO/2022 at the above site. Condition 4 requires the submission of a secure cycle parking plan and Condition 6 requires the submission of details of waste management arrangements.

The application is supported by the following documents:

- This cover letter:
- The completed application forms; and,
- Cycle Store and Waste Management Plan (Whitley Eaves, ref: 478_010_501 Rev A).

The application has been submitted via the Planning Portal (ref: PP-11870892 and the requisite application fee of £148.20 has been paid online.

The Application

Permission 133705/FO/2022 was issued on 19 July 2022 and granted permission for: **‘Change of use of first and second floors to form 2no. bedsit apartments’.**

Condition 4 attached to the permission states:

‘Prior to the first occupation of the development, details of the proposed cycle storage shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained.’

Condition 6 attached to the permission states:

‘Notwithstanding the Waste management proforma stamped as received by the City Council, as Local Planning Authority on the 24th May 2022, prior to the first occupation of the development, details of the waste management arrangements shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.’

As shown on the submitted Cycle Store and Waste Management Plan (ref: 478_010_501 Rev A) which has been submitted in support of these proposals, the courtyard to the rear of 501 Barlow Moor Road has suitable provision for secure cycle storage and areas for waste management. In regards of cycle storage, provision has been made in this courtyard for 1no. Sheffield stand, which would provide secure storage for up to 2no. bicycles. This therefore accords with the requirements of Condition 4.

In respect of Condition 6, the submitted Cycle Store and Waste Management Plan illustrates that an area for waste management is provided to the rear of 501 Barlow Moor Road. As confirmed on the approved ‘Waste Management Proforma’, it will be the responsibility of residents to place each bin at the collection point in the alleyway adjacent to 501 Barlow Moor Road on the relevant collection day.

Furthermore, as confirmed on the approved ‘Waste Management Proforma’ the segregation of waste and recycling will be the responsibility of tenants. This is as per the existing arrangements for the property.

We trust that the enclosed information is sufficient to discharge Conditions 4 and 6 attached to permission 133705/FO/2022, and we look forward to receiving confirmation that the application has been validated.

Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully



Euan Connolly
Principal Planner