

19 August 2022

Delivered via Planning Portal

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

Ref: PACM3000

Dear Angela

**RE-DISCHARGE OF PLANNING CONDITION 11 PURSUANT TO PLANNING PERMISSION 127317/FO/2020,
LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW**

On behalf of our client, Packaged Living (Freof V Heyrod) LLP ('the applicant'), an application to re-discharge Condition 11 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref. PP-11490117).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter
- Programme for Submission of Final Detail of Public Realm and Highway Works (doc ref. 0799-RFM-XX-RP-L-0003-S2-P02), prepared by re-form

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

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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 aims 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		Pending Validation
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
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
38a	CDN/21/0379	15 th October 2021

DISCHARGE OF CONDITION

Condition 11: Public Realm Programme

Condition 11 requires a programme for the submission of details related to the public realm works and highway works prior to the commencement of development, stating:

Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered Level 00 GA 0799-RFM-XX-00-DR-L-0012, Levels 01 & 21 GA 0799-RFM-XX-00-DR-L-0015 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Details of

(a) all hard (to include use of natural stone or other high quality materials) and

(b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

(c) Details to demonstrate and agree the scope of tree planting within the site perimeter (Longacre Street) including the carrying out of trial pits to demonstrate feasibility;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Details of planting within external communal terraces (Levels 1 and 21)

(g) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(h) Street lighting around the site (which includes for consideration of older and disabled people);

(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 detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or 6 becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

The enclosed Programme for Submission of Final Detail of Public Realm and Highway Works (doc ref. 0799-RFM-XX-RP-L-0003-S2-P02) outlines the updated programme for the submission of final detail of public realm and highway works, individually addressing each item raised within Condition 11. The programme notes that the construction commenced on Q4 2021 with completion due in Q2 2024. As per the discussions with the case officer regarding the condition, the information will be submitted prior to occupation – with submission of final details planned for Q1 2024.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the updated details associated with Condition 11 pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely



Will Hannah
Assistant Planner

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