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Our Ref: 2022.025

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Planning
Growth and Development
Manchester City Council
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To whom it may concern,

Re: APPROVAL OF DETAILS RESERVED BY CONDITIONS 8 (MATERIALS) AND 14 (WASTE MANAGEMENT) OF CONSENT REF: 135818/JO/2022 (AS AMENDED)

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Estates Ltd for Conditions 8 (Materials) and 14 (Waste Management).

The conditions were reserved on consent ref: 135818/JO/2022 (amended by 142177/NMC/2025) for:

Variation to condition 2 (Specified Plans) attached to planning permission 125678/FO/2019 (as amended by 135824/NMC/2022 and 132284/NMC/2021) to make internal reconfigurations associated with the increase in the number of apartments, and omit the commercial element, together with associated elevational alterations.

The requisite planning application fee (£298.00) has been paid online via the planning portal (PP-14805294).

The application is supported by the following documents:

- Sample Tracker (0321-TGA-XX-XX-SH-A-00101-P04);
- Sample Panel – Window Head Brickwork (0321-TGA-XX-XX-DR-A-21903-P02);
- Sample Panel – Window Head Cladding (0321-TGA-XX-XX-DR-A-21904-P02);
- Sample Panel Photos, provided by Tim Groom Architects; and
- Amended Waste Strategy (extract of 'Peelers Yard, Manchester: Non-material Amendment' 0321-TGA-XX-XX-RP-A-FI-10_10_05-95001 P02).

The below table sets out the conditions to which this application relates and the supporting information provided.

No.	Condition Wording	Information Submitted
8	*Prior to any above ground works samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.* *The approved materials used shall then be implemented as part of the development.*	Sample Tracker Sample Panel – Window Head Brickwork Sample Panel – Window Head Cladding Sample Panel Photos
14	*Notwithstanding the waste management arrangements for the residential element of this development hereby approved shall be carried out in accordance with site waste management strategy received by the City Council, as Local Planning Authority, on the 23 December 2019 and drawing 0321-TGA-XX-00-DR-A-0300 PA3 received by the City Council, as Local Planning Authority on the 17 February 2025, prior to any above ground works, a updated waste management strategy and bin store size 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 residential element of the development and thereafter retained and maintained in situ.*	Amended Waste Strategy

Information Summary

Condition 8 – The submitted Sample Tracker provides details and specifications of proposed external materials, with the exception of those in relation to the Roof Terrace which are TBC. The Sample Tracker is informed by on-site discussions with the Local Planning Authority, where verbal agreement on all items on the main build was received. It is therefore sought to formally discharge these materials.

As required by the condition wording, a materials panel was been erected on site and has been reviewed by the Local Planning Authority. This sample panel has since been removed. A record of the sample panel has been provided as part of this application in the form of site photographs.

In addition, the two Sample Panel drawings provide details of the proposed trickle vent solution.

Condition 14 was amended by NMA ref. 142177/NMC/2025. An amended Waste Management Strategy and Proforma to account for the amendments to the scheme (including the increase in quantum) was provided within the document 'Peelers Yard, Manchester: Non-material Amendment' (0321-TGA-XX-XX-RP-A-FI-10_10_05-95001 P02) as part of the NMA submission. The relevant extract of this approved document is submitted to discharge Condition 14.

To summarise the Strategy, a bin store is provided for use by residents. The refuse removal strategy will be managed by the building's operator. They will be responsible for taking bins from the bin store to the collection point. Bins are collected along Bendix Street rear alleyway. MCC's waste collection operator will be able to park the refuse collection vehicle on Chadderton Street.

We trust that you have all the information required to validate the approval of this details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



George Bissett MRTPI
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