

16 March 2022
Covering Letter C3 CMP

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Planning Portal Ref: PP-11126140

Dear James

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 3 of Planning Permission Ref: 129081/FO/2021 - 70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

Further to the grant of full planning permission at the above site on the 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge condition 3 of Planning Permission Reference 129081/FO/2021.

Application Documents

In addition to the specific reports and drawings required to satisfy the conditions set out above, the application is also accompanied by the following:

1. This Covering Letter;
2. The completed application forms;
3. A copy of planning permission ref. 129081/FO/202;

The following information has been provided in relation to the above condition:

- Construction Management Plan, Gilbert Ash, 4.3.22

The requisite application fee of £116 alongside the £28 administration fee, has been paid via the Planning Portal.

Condition 3 – Construction Management Plan

Condition 3 states:

3) Prior to the commencement of the construction phase of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with The Canal and River Trust), which for the avoidance of doubt should include;

- Method Statements and risk assessments for construction and demolition works;
- Full details of measures to be implemented to protect the canal corridor and its users during construction works;

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- Display of an emergency contact number to be displayed in a publicly accessible location;
- Details of Wheel Washing;
- Dust and dirt suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of construction waste;
- Details of the vehicular activity associated with the construction, including a strategy for the routing of construction traffic and swept path analysis;
- Details of the location and arrangements for all parking of all construction related vehicles and staff;
- Sheeting over of construction vehicles;
- Community consultation strategy, including a strategy for consultation with residents and local businesses, which shall include details of how there will be engagement, consultation and notification during the works;
- Construction and demolition methods to be used; including the use of cranes;
- The identification of all vehicular access points into the site;
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Please find attached a Construction Management Plan prepared by Gilbert Ash, which sets out the proposed principles and requirements to minimise the impacts of the construction process on the amenity of neighbouring occupiers and the environment and how they will be managed and mitigated.

We trust that the application provides sufficient details to discharge condition 3 of Planning Permission Reference 129081/FO/2021 so as works can commence on site.

Should you require anything further or have any questions, please contact Sophie Moore.

Yours sincerely

A handwritten signature in black ink that reads "Savills".

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Planning