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12th August 2021

FAO: Mr Dave Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear David,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (APPLICATION REFERENCE: 127950/NMC/2020)
APPLICATION TO DISCHARGE CONDITIONS CMP (4) AND WHEEL WASH (45)**

Please find enclosed a planning application to discharge conditions regarding the construction management plan (4) and wheel washing facilities (45) of planning consent ref: 127950/NMC/2020 concerning development on land bounded By Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-10125221)

DISCHARGE OF CONDITIONS

The development is to be constructed in phases, as follows:-

Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen
Phase 2 – Construction of office building
Phase 3 – Construction of synagogue, hotel and residential tower
Phase 4 – Fit out of Boutique Hotel
Phase 5 – Refurbishment of Pub

A previous condition discharge consent approved a comprehensive construction management plan and wheel wash facilities details for the site as a whole (reference: CDN/20/0725). This new application seeks to approve details specifically in relation to Phase 2 alone. The details with this application supplement the originally approved CEMP (reference: Construction & Environmental

Management Plan Planning Condition 4 & 45, Zerum, Revision 5, 3rd February 2021) and wheel wash facilities details. Should there be any conflict between the site-wide CEMP and the Phase 2 CEMP documents, the information submitted in respect of Phase 2 will take precedence.

This discharge of condition application is supported by documents which have been outlined in the table below, against the condition and detail to which they relate.

No	Condition	Information Submitted
4	No development shall take place unless and until unless and until a Construction Management Plan, including a Site Waste Management Plan, Air Quality Plan, a Noise and Vibration Plan (in addition to a dust emission section) and a plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction, has been submitted to, and approved in writing by, the City Council as local planning authority. The strategy shall include details on the timing of construction of scaffolding, the lighting and operation of cranes during construction, and a Human Impact Management Plan. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway. The document should also consider contractor parking and ongoing construction works in the locality. In addition, the construction Management Plan shall include the following: • Hours of site opening/operation • A Site Waste Management Plan • Air Quality Plan • A Plan Layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction. • The parking of vehicles of site operatives and visitors • Loading and unloading of plant and materials • Storage of plant and materials used in constructing the development • Construction and demolition methods to be used, including the use of cranes • The erection and maintenance of security hoarding • Measures to control the emission of dust and dirt during construction and • A scheme for recycling/disposing of waste resulting from demolition and construction works	Construction & Environmental Management Plan Planning Condition 4 & 45 Revision 5 3rd February 2021 Prepared by Zerum Resubmitted for reference St Michaels Construction Works Office building/ Retained Building Construction Environmental Management Plan Issue P2 20th July 2021 Prepared by Bowmer + Kirkland

	• Details of and position of any proposed cranes to be used on the site and any lighting • A detailed programme of the works and risk assessments • Temporary Traffic Management measures to address any necessary bus rerouting and bus stop closures • Details on the timing of construction and scaffolding • A Human Impact Management Plan, including a community consultation strategy which will include how and when local residents and businesses will be consulted Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)	
45	The wheels of contractor's vehicles leaving the site shall be cleaned and the access road leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council, as local planning authority prior to any works commencing on site. Reason: In the interests of pedestrian and highway safety, pursuant to policies SP1 and DM1 of the Core Strategy.	Wheel Washing Information Prepared by Bowmer + Kirkland

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Diane Ellis
Associate Director