

28 February 2022

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Rob

Planning Permission ref: 129109/JO/2021: The Hut Group Headquarters at Airport City North – Application for the Discharge of Conditions 6, 11 & 19

Please find enclosed an application for the discharge of Conditions 6, 11 and 19 attached to Planning Permission ref: 129109/JO/2021 (approved 23/04/21). The Applicant is Airport City LP.

The Description of Development as written on the original Decision Notice (ref: 121270/OO/2018) is as follows:

"Outline application with all matters to be considered for development comprising: The erection of a 6 storey building comprising 26,803 sqm gross office floorspace (use class B1(a)) and erection of a 6 storey multi-storey car park to provide 1,147 parking spaces, landscaping and public realm, with vehicular access onto Enterprise Way and associated works (Phase 1); and,

Outline application with all matters reserved for 39,673 sq. m gross office space (use class B1(a)) and associated car parking (maximum 832 spaces) (Phases 2 and 3)."

In Spring 2020 pre-commencement conditions were discharged to allow the lawful implementation of the permission. In 05 June 2020 the enabling works commenced and the permission was implemented. Following these enabling works, Phase 1 is now being brought forward.

Phase 1 comprises two principal elements, the office building and the multi-story car park. These are to be constructed by two different contractors, utilising their strengths and knowledge of the type of building. Therefore, each contractor has prepared their own information for the construction works. The information has been overseen by the project team and fully coordinated throughout.

Condition 6 – Construction Management Plan

Condition 6 is worded as follows:

“Notwithstanding the partial discharge of this condition under condition discharge reference CDN/20/0221, no development on each phase of development shall commence unless and until a comprehensive construction management plan has been submitted to and approved in writing by the City Council as local planning authority. The Construction Management Plan shall include:

- Hours of working;*
- Details of wheel washing;*
- Dust suppression measures;*
- Compound locations;*
- Location, removal and recycling of waste;*
- Routing strategy and swept path analysis;*
- Parking of construction vehicles and staff;*
- Measures to reduce surface water runoff and sediment transportation into the diverted/culverted watercourse.*
- Details of any noise mitigation measures required during construction works;*
- Details of earthworks, including soil stripping, movement and any soil storage (areas, volumes and locations);*
- A crane plan including positions and heights;*
- A community consultation strategy which includes how and when Manchester Airport Wildlife Team, local businesses and residents will be consulted on matters such as out of hours works;*
- The control of ponding; and,*
- The response to any bird hazard issues that might arise from construction works.”*

Bowmer + Kirkland have produced the construction management plan for the office element, and Goldbeck have produced the construction management plan for the multi-storey car park element. On this basis, we request that Condition 6 is partially discharged to allow Phase 1 to commence.

Condition 11 – Local Labour Agreement

Condition 11 is worded as follows:

The construction of the development hereby approved shall be carried out in accordance with the Local Labour Agreement approved under condition discharge application reference CDN/20/0366.

Previously it was agreed with MCC that a temporary Local Labour Agreement was appropriate to facilitate the commencement of enabling works on site. This application seeks to redischarge Condition 11 with revised Local Labour Agreements.

Similar to the approach taken to discharge Condition 6, two separate Local Labour Agreements have been prepared for the two elements of the scheme. Bowmer & Kirkland and Goldbecks have produced revised Local Labour Agreements to facilitate the commencement of Phase 1. On this basis, we request that Condition 11 is partially discharged.

Condition 19 – Junction Details

Condition 19 is worded as follows:

“Within three months of the commencement of the above ground works, full technical details of the priority junction vehicular access from Enterprise Way and associated highway works shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details.”

Full technical details of the priority junction vehicular access from Enterprise Way have been prepared by RoC. The technical details have undergone pre-application consultation in respect of the statutory consultees. On this basis, we request that Condition 19 is fully discharged.

Application Documentation

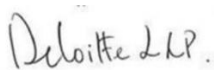
In addition to this cover, the following documents are submitted through the Planning Portal (ref: PP-11045500) as part of the application.

- Condition Discharge Application Form;
- Construction Management Plan prepared by Bowmer and Kirkland;
- Construction Management Plan prepared by Goldbeck;
- Local Labour Agreement prepared by Bowmer and Kirkland;
- Local Labour Agreement prepared by Goldbeck; and
- Junction Details prepared by Roc.

The condition discharge fee will be paid online. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Conditions 6, 11, and 19.

Please contact myself or my colleague Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk) or Ollie Eyre (020 7303 4102 / odeyre@deloitte.co.uk) if you have any questions or require any further information

Yours sincerely



Deloitte LLP