

Our Ref: NL/EH/ 04C100075
Your Ref: 130446/FO/2021



22 October 2021

Angela Leckie
Planning
Building and Licencing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP10325118v1BTX

Dear Angela,

Renaissance Hotel, Deansgate (Permission Ref: 130446/FO/2021) - Application to Discharge of Condition 10 and 12a

Avison Young has been instructed by Alliance Lease Co Limited in relation to planning conditions attached to the above planning permission 130446/FO/2021 that was granted by Manchester City Council ("the Council") on 17 May 2021.

Accordingly we are writing to submit the enclosed information which seeks to discharge condition 10 and 12a attached to the planning consent. All the submission material to support the application has been submitted via the Planning Portal (Ref PP10325118v1BTX). The application fee of £116 (plus £28 Planning Portal Service Fee) has been paid via BACS payment.

Condition 10

Condition 10 states:

"No development shall take place (including any demolition works), until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority.

The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;

- *Measures to protect vulnerable road users (cyclists and pedestrians) o Any necessary temporary traffic management measures;*
- *Arrangements for turning vehicles;*
- *Arrangements to receive abnormal loads or unusually large vehicles;*
- *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*
- *Development shall be carried out in accordance with the approved construction management plan."*

In response to condition 10, the following information has been submitted:

- Calma Group – THM Condition 10 Construction Phase Plan

Condition 12a

Condition 12a states:

"a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives"*

In response to condition 12a, the following information has been submitted:

- Calma Group – THM Condition 12a Local Benefit Proposal

Summary

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited