

20 October 2021

[Click or tap here to enter text.](#)

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

F.O.A Robert Griffin

Dear Rob

Application for the Discharge of Condition 6 at E1-E3 at Airport City North

Please find enclosed an application for the discharge of condition 6 attached to Planning Permission Ref: 121323/FO/2018 (approved 20 December 2018). Condition 6 is the final pre-commencement condition to be discharged before works on Plot E2 can be lawfully implemented. The Applicant is Airport City LP.

The Planning Permission relates to:

“Erection of: two 6 storey office buildings (Class B1(a) comprising 8,567 sqm of net internal floorspace in Plot E2 and 8,581 sqm of net internal floorspace in Plot E3) and ground floor commercial space (Class A1,A2,A3,A4,A5, B1(a) or D1 (excluding Places of Worship) uses only; 9 storey multi-storey car park (1,497 spaces) including 1,812 sqm of ground floor commercial space (Class A1-A5, B1(a) or D1 (excluding Places of Worship) uses only), pedestrian and vehicular access arrangements, temporary (5 years) surface level car parking (202 spaces) and associated infrastructure works including brook diversion and landscaping”

Condition 6 – Construction Management

Condition 6 is worded as follows:

“No development, including site clearance works 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 and measures to prevent smoke;*
- *Compound locations;*
- *Location, removal and recycling of waste;*

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

- *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.”*

A Construction Management Plan has been prepared by ACLP in respect of Plot E2 and addresses the requirements set out in the above condition. It is therefore requested that Condition 6 is partially discharged to allow the commencement of works related to Plot E2 only.

Application Documentation

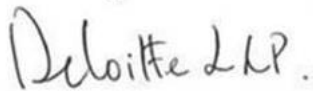
In addition to this cover letter, the following documents are submitted through the planning portal (ref PP-10320430) as part of the application.

- Condition Discharge Application Form;
- Construction Management Plan prepared by ACLP.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partially discharge of condition 6 for Plot E2 only.

Please contact Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk) if you have any questions or require any further information

Yours sincerely



Deloitte LLP