

24 August 2021

Delivered via the Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Ref: FORM3006

Dear Angela

**DISCHARGE OF PLANNING CONDITION 10 PURSUANT TO PLANNING PERMISSION REF.
122000/FO/2018: VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf our client, Forshaw Land & Property Group Ltd and Salboy Ltd ('the applicant'), I am pleased to enclose an application to discharge Condition 10 pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

This application has been submitted via the Planning Portal (ref. PP- 10158599) and comprises the following information:

- Completed application forms
- This covering letter
- Construction Management Plan, produced by Domis (ref. CMP Rev1)
- TfGM Informative Compliance Note (*to follow after application submission*), produced by Domis

The requisite application fee of £116 has been paid online via the Planning Portal.

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings

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This permission relates to the redevelopment Victoria House, which comprises Plot E of the Portugal Street East Strategic Regeneration Framework ('PSE SRF') area located within Manchester City Centre. The development aims to offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space.

The permission is subject to a number of planning conditions, many of which have been submitted for approval / have been approved. The below table provides an overview of the status of the submitted discharge of condition applications.

Discharge of Condition Status

Condition	Reference	Status
Condition 3b (lifecycle impact of materials)	CDN/21/0605	Submitted
Condition 4 (demolition method statement)	CDN/21/0356	Discharged
Condition 8a (ground conditions)	CDN/21/0508	Submitted
Condition 9 (archaeological works)	CDN/21/0285	Discharged
Conditions 16 & 17 (acoustic insulation)	CDN/21/0568	Submitted
Condition 22a (local labour proposal)	CDN/21/0507	Discharged
Condition 33 (bats)	CDN/21/0380	Discharged
Condition 38a (unexploded ordinance)	CDN/21/0285	Discharged

This application seeks to satisfy the requirements of Condition 10.

DISCHARGE OF CONDITION

Condition 10: Construction Management Plan

Condition 10 requires the submission of a Construction Management Plan (CMP) prior to the commencement of any development, stating:

Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with TFGM (Metrolink) which for the avoidance of doubt should include;

**Display of an emergency contact number;*

**Details of Wheel Washing;*

**Dust suppression measures;*

**Compound locations where relevant;*

**Location, removal and recycling of waste;*

**Routing strategy and swept path analysis;*

**Parking of construction vehicles and staff;*

**Sheeting over of construction vehicles;*

**Details of how measures in relation to safe working near to Metrolink will be complied with;*

**Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;*

**Agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period; the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.*

** Details of the loading and unloading of plant and materials;*

** Details of the storage of plant and materials used in constructing the development;*

** construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);*

** Details showing the erection and maintenance of security hoarding at a minimum distance of 1.5m from the kerb which demarcates the tramway path, unless otherwise agreed with Transport for Greater Manchester;*

**The provision of a "mock up" security hoarding to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection;*

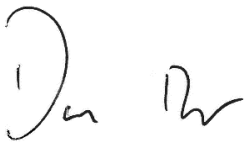
Development shall be carried out in accordance with the approved construction management plan.

The enclosed CMP (ref. CMP Rev1) details the proposed working practices during the construction of the development. The wording of the condition lists a range of information which is required to be included within the CMP, and it is considered that each of these points are addressed within the CMP, including measures to minimise noise, dust and vibration impacts, measures to work safely in close proximity to the Metrolink and details of the routing strategy for site vehicles. On this basis, it is considered that all the required information has been provided and that the CMP therefore meets the requirements of the condition.

Additionally, information is provided to meet the requirements of the informative on the original Decision Notice (ref. 122000/FO/2018) requesting the submission a TfGM Equipment Protection and Network Disruption Mitigation Strategy. The CMP appendix relating to the Metrolink, which will follow on shortly after submission of this application, outlines the measures that will be undertaken to ensure that all TfGM infrastructure is protected, as required. Provided the submitted information is acceptable, it is requested that any Decision Notice should explicitly state that the requirements of the TfGM informative have been fully addressed.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 10 pursuant to planning permission 122000/FO/2018. However, should you require any further information, please contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely



Daniel Ramsay
Assistant Planner

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