

REF: R00463/MR/BH/MF

Planning Services
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

8th September 2021

Dear Planning,

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION 3 (CONSTRUCTION MANAGEMENT PLAN)
OF PLANNING PERMISSION FUL/2016/0187
PARKWAY GATE, 50 CHESTER STREET, MANCHESTER, M15 6JH
UNITE STUDENTS**

I write on behalf of our client, Unite Students (the Applicant), to enclose an application to discharge Condition 3 of planning permission 121186/FO/2018 at the above site.

Background to Planning Application

Planning permission was originally granted on 5th June 2006 under LPA Ref. 078574/FO/2006/C3 for:

'Proposed residential student accommodation (718 rooms) with associated commercial floorspace and landscaping'

This discharge of condition application relates to Condition 3 of planning permission which was granted on 4th December 2018 (LPA Ref. 121186/FO/2018) for:

'Use of the ground floor commercial unit as a common room, study area, games area, TV areas and reception for use in association with the existing student housing accommodation (Sui Generis) and conversion of existing office space and common room to student housing (Sui Generis) comprising 1no. 3 bed cluster flat and 1no. 6 bed cluster flat. External alterations comprising new windows and curtain wall glazing and single storey extension to infill opening between the facades.'

Discharge of Condition 3

Condition 3 (Construction Management Plan) of planning permission 121186/FO/2018 states:

“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, which for the avoidance of doubt should include;

- *A Community Consultation Strategy;*
- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards;*
- *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; and*
- *A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.*

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

A Construction Management Plan and Dilapidation Report has been prepared by RG Group to demonstrate compliance with the ten specified criteria of the condition. It is concluded that the submitted details meet the requirements to discharge Condition 3 of planning permission 121186/FO/2018.

Contents of Application Submission

The following supporting documents have been submitted via the Planning Portal:

- The completed application form;
- This covering letter produced by ROK Planning;
- The relevant planning application fee of £116.00;
- A Construction Management Plan prepared by RG Group; and
- Consultation and Engagement Strategy prepared by RG Group.
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I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



Matthew Roe

Director

ROK Planning

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