

Development Management
Development Directorate
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
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M60 2LA

Our ref EKPS/210603/KD

Submitted via the
Planning Portal

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28 September 2021

Dear Sir or Madam,

**Partial Discharge of Conditions 3, 5 and 6 in respect of Full Planning Permission
129082/FO/2021 – 16, 20 and 24 Kennedy Street, Manchester, M2 4BY**

I am pleased to confirm that an application to discharge Conditions 3 (Materials), 5 (Ventilation and Extraction) and 6 (Construction Management Plan) in respect of Full Planning Permission Reference 129082/FO/2021, has been submitted via the Planning Portal (PP-10256989).

The application comprises the following documents:

- This Covering Letter;
- Completed Application Forms;
- Planning Sample Schedule prepared by THG and Eric Wright Construction;
- Proposed Front Elevation (11175 – EPR -ZZ – EL- DR – A -04 -0100 Rev 02);
- Proposed Front Elevation (11175 – EPR -ZZ – EL- DR – A -04 -0101 Rev 02);
- Ventilation, Extraction and Odour Statement prepared by WSP; and,
- Construction & Demolition Method Statement prepared by Eric Wright Construction.

The relevant conditions and associated submissions are set out in detail below:

Condition 3 - Materials

Condition 3 states:

3) Notwithstanding the details submitted with the application, prior to the commencement of development, a schedule of materials, preliminary samples and a programme for the issue of samples and specifications of all materials to be used within the external elevations shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

A schedule of all external samples which includes the associated date for the submission of the sample to MCC has been submitted as part of this discharge of condition application. A mark-up of the elevations has also been provided to clarify where each material will be used.

It is therefore respectfully requested that Condition 3 is partially discharged in respect of the requirement to submit a schedule of materials, preliminary samples and a programme for the issue of samples and specifications of all materials.

Condition 5 – Ventilation and Extraction

Condition 5 states:

5) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

The submitted Ventilation, Extraction and Odour Statement prepared by WSP provides the details of the ventilation and extraction system to be installed.

It is therefore respectfully requested that Condition 5 is partially discharged in respect of the requirement to submit a scheme for the extract and discharge of fumes, vapours and odours.

Condition 6 – Construction Management Plan

Condition 6 states:

6) 1) A Construction Management Plan shall be submitted to and approved by the Council. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works. Any proposal for out of hours works (as below) will be submitted to and approved by this section, the details of which shall be submitted at least 4 weeks in advance of such works commencing.

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

o Monday - Friday: 7.30am - 6pm

o Saturday: 8.30am - 2pm

o Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Core Strategy.

The submitted Construction & Demolition Method Statement prepared by Eric Wright Construction includes, as required by the condition, details of the Project Team; HGV Routing Plan; Site Logistics, including Visitor and Operative Parking, and the Storage of Plant Materials and Fuel; Waste Management; Operating Hours; Noise and Vibration Control; Wheel Washing; and a Communication Strategy.

It is therefore respectfully requested that Condition 6 is partially discharged in respect of the requirement for a Construction Management Plan to be submitted.

I trust the submitted information is sufficient to enable the application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ellie Philcox', with a stylized flourish at the end.

Ellie Philcox
Director
ellie@euankellie.co.uk