

23rd March 2021

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F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
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M60 2LA

Dear Jen,

Oldham Road, New Cross
Application for Discharge of Condition - Planning Permission Reference: 125686/FO/2019

Please find enclosed an application for the full discharge of Condition 8 and partial discharge of Condition 10 attached to Planning Permission ref: 125686/FO/2019 granted 18 December 2020.

The Planning Permission relates to the erection of a 12-storey residential building on the Site bound by Oldham Road, Marshall Street, Chadderton Street and Addington Street

The Applicant is Mulbury Homes (Oldham Road) Ltd.

For clarity, the description of development for proposals are as follows:

“Erection of a 12-storey residential building (Use Class C3) comprising 144 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and /or D1 (excluding Places of Worship)) (144 sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.”

Table 1 below confirms the documents submitted in support of this application for the full discharge of Condition 8 and partial discharge of Condition 10.

Table 1: Condition 8 and 10 Submission Documents

Condition Wording	Submission Document(s)
Condition 8 <i>Prior to the commencement of development, other than demolition and enabling works, a detailed construction management plan outlining working practices during construction shall be submitted to</i>	A Construction Management Plan for the main works has been prepared by GMI Construction, the appointed contractors for the development, which addresses the requirements of this condition.

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Condition Wording	Submission Document(s)
<i>and approved in writing by the local planning authority, which for the avoidance of doubt should include:</i> • <i>Display of an emergency contact number;</i> • <i>Details of Wheel Washing;</i> • <i>Dust suppression measures;</i> • <i>Compound locations where relevant;</i> • <i>Consultation with local residents;</i> • <i>Location, removal and recycling of waste;</i> • <i>Routing strategy and swept path analysis;</i> • <i>Parking of construction vehicles and staff;</i> <i>and</i> • <i>Sheeting over of construction vehicles.</i> <i>The demolition and enabling works shall be carried out in accordance with the approved construction management plan.</i>	This information is submitted to discharge Condition 8 in full.
Condition 10 <i>Prior to the commencement of development, other than demolition and enabling works, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.</i> <i>The approved materials used shall then be implemented as part of the development.</i>	A timetable for the submission of materials specifications and samples, and the quality control strategy has been prepared by Tim Groom Architects. The details will be submitted to MCC for sign off in accordance with the timetable. This information is submitted to partially discharge Condition 10 in relation to the pre-commencement elements.

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form; and,

- Documents listed in Table 1.

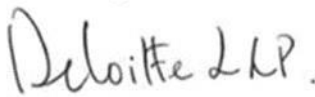
The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-09602744.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 2921 119).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

