

03 March 2021

Delivered by email

Christopher Smith
Development Management – City Centre
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Ref: GARM3004

Dear Chris

DISCHARGE OF PLANNING CONDITION 3 PURSUANT TO PLANNING APPROVAL 12181/FO/2020 | MANCHESTER METROPOLITAN UNIVERSITY, SCIENCE AND ENGINEERING PROJECT: PHASE 2 – JOHN DALTON CENTRAL BUILDING, CHESTER STREET, MANCHESTER

On behalf of Manchester Metropolitan University ("the University"), I am pleased to enclose an application to discharge Condition 3 pursuant to the above referenced planning permission. The approved development comprises the second phase of the University's Science and Engineering project, which will transform the John Dalton building complex over the next few years.

The application is submitted directly to Manchester City Council (MCC) via email, and comprises electronic copies of the following documents:

- Completed application forms
- This covering letter
- Construction Management Plan – Façade Alterations (Version 8, Dated 26/02/21)

The requisite application fee of £116.00 will be paid directly to MCC by the University by BACS (payment ref. 'MMU JDC Cond 3').

Background

As you are aware, full planning permission for external alterations to the John Dalton Central building comprising a new facade to the North and East elevations, infilling of two small areas to create new internal teaching space including laboratories and a new internal fire escape staircase, demolition of the 'glazed link' between the John Dalton East and John Dalton Central buildings and the John Dalton East plant room and associated works, was granted on 14 January 2021 (LPA reg. 128181/FO/2020). This seeks to enable the enhancement of the external appearance of the John Dalton Central building in order to reflect the high-quality design of the new Science and Engineering building, which is currently under construction (LPA ref. 125799/FO/2019).

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Condition 3: Construction Management Plan

Condition 3 states:

“Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this should include:

- *Hours of site opening/operation;*
- *Display of an emergency contact number;*
- *Compound locations where relevant;*
- *Details regarding location, removal and recycling of waste (site waste management plan);*
- *Phasing and quantification/classification of vehicular activity;*
- *Types and frequency of vehicular demands;*
- *Routing strategy and swept path analysis;*
- *Parking for construction vehicles and staff;*
- *Sheeting over of construction vehicles;*
- *A commentary/consideration of ongoing construction works in the locality;*
- *The erection and maintenance of security hoardings;*
- *Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times; and*
- *Community consultation strategy.*

The construction management plan will cover the phased construction of the works if required. The development shall then be carried out in full accordance with the approved construction management plan(s), as relevant.”

The enclosed Construction Management Plan (Version 8, Dated 26/02/21) sets out the proposed working practices to be applied during the John Dalton Central external alteration works, including details of contractor working hours, key contact details, compound locations, waste management, plant/vehicle movements, swept path analysis, parking controls, vehicle sheeting, site security and community consultation.

Conclusion

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 3 pursuant to planning permission 128181/FO/2020. However, should you require anything further or wish to discuss, please do not hesitate to contact me.

Yours sincerely



Thomas Lord
Planner

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