

30 November 2020

FAO Angela Leckie
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloittereal estate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

Dear Angela,

Eider House, Manchester - Application for Discharge of Condition 6 of Planning Permission
Reference: 115178/FO/2017

Please find enclosed an application for the partial discharge of Condition 6 (Construction Management Plan) of Planning Permission Ref. 115178/FO/2017.

Background

Planning Permission 115178/FO/2017 was granted on 16 January 2018 for the following description of development:

"Erection of 2 linked buildings ranging in height from 8 to 10 storeys (plus roof top plant room) to provide residential accommodation (Use Class C3) comprising 18 x 1 bed, 84 x 2 bed, 15 x 3 bed, 2 x duplex (4 bed) and 9 townhouses (7 x 3 bed, 1 x 2 bed and 1 x 4 bed) (128 units in total) works to create provision for access and servicing, hard and soft landscaping (to include a secure external area and public realm linking Ducie Street to the Rochdale Canal) and associated works following the demolition of existing buildings. Development to include 128 cycle parking spaces."

The Applicant is Belgravia Living Group Ltd.

The Applicant is fully committed to the delivery of Eider House and are actively working towards starting on site in January 2021 through the demolition of the former Linda's Pantry on site.

A Non Material Amendment (NMA) application under S96A of the Town and County Planning Act (1990) (as amended) has been submitted separately to vary a number of pre-commencement conditions to allow demolition to take place. Following any positive determination, Condition 6 as attached to Planning Permission 115178/FO/2017 and amended via the S96A will be required to be discharged.

The above NMA and the Discharge of Condition 6 will run in tandem, with any approval of Condition 6 to follow any NMA approval.

Condition Discharge

The following section details the condition to be discharged and the information to be submitted.

Condition 6 (Construction Management Plan)

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The wording of Condition 6 as set out on Planning Permission Ref. 115178/FO/2017 is as follows - text in red relates to the proposed amendments submitted under the S96A application.

~~"Prior to the commencement~~ For each phase of the development, comprising a demolition phase and construction phase, a detailed ~~demolition or~~ construction management plan outlining working practices, as relevant to each phase, shall be submitted to and approved in writing by the local planning authority, 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;*
- *A method statement to protect the Rochdale and Ashton Canals from accidental spillages, dust and debris in relation to site clearance, earth moving shall take place or material or machinery brought on site*

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

This application seeks to partially discharge this condition for the demolition phase only by providing the accompanying Demolition Management Plan.

By submitting this information, we request that Condition 6 is now partially discharged.

The Submission

The documents submitted through the Planning Portal (ref: PP-08964846) in support of the application to partially discharge condition 5 (material samples) of Planning Permission Ref. 124536/FO/2019 are as follows:

- Covering Letter, Prepared by Deloitte Real Estate;
- Application Form, Prepared by Deloitte Real Estate;
- Demolition Management Plan Rev 02, prepared by Belgravia Living Group.

The application fee of £116.00 has been paid to Manchester City Council (plus an administrative fee) via the Planning Portal. We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details please do not hesitate to contact my colleague Rachel Poole (rpoole@deloitte.co.uk / +44 161 455 6272).

Yours sincerely

A handwritten signature in blue ink that reads "J Cooper". The signature is stylized with a large, sweeping "J" and a cursive "Cooper".

John Cooper
For Deloitte LLP