

Our Ref: 04B903192
Your Ref: PP-08795282

11 June 2020

FAO: Dave Lawless
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Mr Lawless,

**APPLICATION TO DISCHARGE CONDITIONS 10, 11, 13, 15, 19, 22 AND 23 OF
PERMISSION 124266/FO/2019 UNIT 2, ICON WORLD LOGISTICS HUB,
SUNBANK LANE**

On behalf of our client Soulplane PropCo II, S.a.r.l c/o Icon Industrial ("the Applicant"), please find enclosed an application to discharge conditions 10, 11, 13, 15, 19, 22 and 23 in respect of permission 124266/FO/2019 granted on 21st April 2020, which is required to be discharged prior to commencement on site.

The application has been submitted online via the Planning Portal and a payment of £116 has been made on submission of the application (PP-08795282). A schedule of submitted information and the condition to which they relate is set out in the Submission Schedule appended to this letter.

I trust the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely



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Submission Schedule

	Condition Wording	Submitted Material
10	No development to take place until full details of the external lighting scheme have been submitted to and approved by the City Council as local planning authority. The approved lighting scheme shall then be implemented and thereafter maintained in accordance with the approved details.	External Lighting Scheme: 1465-ESC-00-ZZ-DR-E-2101 P1
11	Above-ground construction works shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.	Crime Impact Statement
13	Above-ground construction works shall not commence until details of the ducting and charging apparatus required for the installation of electric vehicle charging points have been submitted and approved by the City Council as local planning authority.	8570-SK-11-06-20-01 EV Charging Point Locations
15	Above ground works shall not commence until a hard and soft landscaping treatment scheme, based on Landscape Proposal DWG No. 01, stamped as received on 30 July 2019, has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.	Hard and Soft Landscaping Treatment Scheme 1949-18-01 – Landscape Proposal 8570-P-010 – Site Layout Plan
19	a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives b) Within one month prior to construction work being	Local Benefit Proposal

	completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	
22	Prior to the commencement of the development hereby approved or any phase thereof a Construction Environmental Management Plan must be submitted to and be approved by the City Council as local planning authority and thereafter implemented in accordance with those approved details. The Construction Environmental Management Plan must show how the main construction effects of the development are to be minimised, with include detailed mitigation measure such as: 1. details of construction and demolition waste management; 2. details of pollution prevention; 3. dust control measures; 4. details of any lighting scheme proposed during construction; 5. details of site access, working and safety zones, together with temporary fencing proposals for the site access and site perimeter.	Construction Environmental Management Plan
23	No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the City Council as local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: 1. the designated route for construction and delivery vehicles 2. the parking of vehicles of site operatives and visitors 3. loading and unloading of plant and materials 4. storage of plant and materials used in constructing the development 5. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate 6. wheel washing facilities 7. measures to control the emission of dust and dirt during construction 8. a scheme for recycling/disposing of waste resulting from demolition and construction works.	Construction Method Statement