23 April 2018
Delivered via Planning Portal

Ref: IQSM3001

Tony Mitchell
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Tony

DISCHARGE OF CONDITIONS TO PLANNING PERMISSION 118062/FO/2017 – WESTON HALLS / PENDULUM HOTEL, CHARLES STREET, MANCHESTER, M1 3NJ

I am pleased to enclose an application on behalf of our client, IQ Student Accommodation Services Limited ('the Applicant'), to discharge conditions 5 and 7 pursuant to the above planning permission.

The application is submitted via the Planning Portal (ref. PP-06907928) and comprises this covering letter and electronic copies of the following documents:

- Completed Application Forms
- External Materials Location Plan, prepared by Preferred Spaces
- External Materials Schedule, prepared by Preferred Spaces
- Material Specification Information detailed below
- Construction Management Plan, prepared by Preferred Spaces

The requisite application fee of £116.00 has been paid online.

Background

As you will be aware, planning permission for full planning permission by virtue of Class V of Part 3 of the General Permitted Development Order (England) 2015 for the change of use of part of the ground floor of the Weston Halls / Pendulum Hotel building to a day nursery was granted on the 16th March 2018. This also included full planning permission for the creation of an outdoor play area associated with the day nursery including external building alterations.

The permission includes a number of pre-commencement conditions to be discharged. This application relates to the discharge of condition 5 (Materials) and condition 7 (Construction Management Plan).

A summary of the information submitted is provided below.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

Condition 5 (Materials)
Condition 5 requires the submission of a schedule of the materials to be used in the external elevations and proposed fencing of the development.

The schedule and location plan submitted alongside this application are supported by detailed material specifications outlining the individual characteristics of specific products. This includes:

- Artificial Leisure Grass Sub Base Specification with rubber shockpad
- Wetpour Colour EPDM Range 2017
- Base Work Options Specification

Please note that the rubber shockpad is not displayed on the material location plan as it lies beneath the artificial leisure grass.

The enclosed information therefore satisfies the requirements of the condition through the identification of each material to be used and its location on site. This information demonstrates that the proposed development achieves a high standard of design.

Condition 7 (Construction Management Plan)
Condition 7 requires the submission of a detailed Construction Management Plan ("CMP") outlining the working practices to be adopted during the development. This will comprise the following:

- Measures to display emergency contact numbers (Page 3 of the CMP);
- Location of site compounds and a strategy outlining vehicle parking (Page 4 of the CMP);
- Strategy for the location, removal and recycling of waste (Page 8 of the CMP);
- Detail of the routing strategy and swept path analysis (Pages 7 – 9 of the CMP);

The development will be carried out in accordance with the Construction Management Plan submitted alongside this application. As noted above, it is considered that the enclosed CMP outlines all of the information required by condition 7 and demonstrates that there are no unacceptable construction impacts on the environment.

I trust that you have all the information you require to successfully discharge conditions 5 and 7 pursuant to planning permission 118062/FO/2017. However, should you have any queries or require any further information, please do not hesitate to get in touch.

Yours sincerely



Olivia Carr
Planner

olivia.carr@turley.co.uk