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28 July 2017

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

Dear Lucy

Planning Permission Ref. 109161/FO/2015/C1: 11 York Street, Manchester, M2 2AW.
Discharge of Planning Conditions 5, 8 and 13.

On behalf of our client, Kier York Street LLP, I write with regard to the above Planning Permission, granted subject to conditions on 02 November 2015.

Please find enclosed with this letter an application to discharge conditions 5, 8 and 13 (partial discharge) attached to this consent, together with the required information to do so.

Condition 5 - Demolition Method Statement

"The demolition of the existing building shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of doubt the demolition of the development would not constitute commencement of development."

The Demolition Method Statement prepared by Tier Environmental Ltd outlines the appearance of the development site during and following demolition and ensures that it acceptable in terms of amenity of the area.

Condition 8 – Construction Management Plan

"The development hereby approved shall not commence unless and until a Construction Management Plan, including details of the following has been submitted to and approved in writing by the City Council as local planning authority:

**Hours of site opening / operation*
** A Site Waste Management Plan,*
** Air Quality Plan;*
**A plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction;*
**The parking of vehicles of site operatives and visitors;*
**Loading and unloading of plant and materials;*
**Storage of plant and materials used in constructing the development;*
**The erection and maintenance of security hoarding;*
**Measures to control the emission of dust and dirt during construction;*
**A scheme for recycling/disposing of waste resulting from construction works;*

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**Details of and position of any proposed cranes to be used on the site and any lighting;*
**A detailed programme of the works and risk assessments;*
**Temporary traffic management measures to address any necessary bus re-routing and bus stop closures.*
**Details on the timing of construction of scaffolding,*
**A Human Impact Management Plan,*
**Details of how access to adjacent premises would be managed to ensure clear and safe routes are maintained at all times."*

A Construction Management Plan, including a detailed Human Impact Management Plan has been prepared by Kier Ltd to fully discharge this condition.

Condition 10 – Wheel Washing

"*The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site*."

The details of the wheel washing and sweeping of the site is included in the Construction Management Plan prepared by Ltd. On this basis we request this condition is fully discharged.

Condition 13 - Schedule of Proposed Materials' Samples and Specifications, Mock-ups and Timescales.

"No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority."

In compliance with recent planning permissions in Manchester City Centre, for example St. Johns (REF: 109660/FO/2015/C1) it is requested that this condition is dealt with in two parts, the first element being the agreement of the materials to be presented and a timetable of these; and the second element being the formal presentation of these materials to the Council. As yet is not possible to procure the final samples, as they are expected to be available later in the construction programme. The enclosed schedule details programme for the issue of samples and specifications of all materials to be used on all external elevations of the development and shall be submitted to the Council in accordance with the programme. On this basis, we request a partial discharge of this condition. This approach has been agreed with the LPA.

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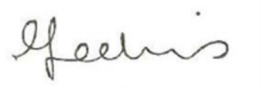
Application Documentation

The following documents are submitted through the planning portal (ref: PP-06207315) as part of this application:

- Conditions Discharge Application Form;
- Demolition Method Statement - prepared by Tier Environmental Ltd;
- Construction Management Plan – prepared by Kier Ltd;
- A Schedule of Material Samples – prepared by AHR; and
- A cheque for £97 in respect of the application fee (via post).

Please contact myself or my colleague Frances Hampson (0161 455 6766) if you have any questions or require any further information. Otherwise, I look forward to receiving confirmation that the above conditions can now be discharged.

Yours sincerely



Laura Feekins
For Deloitte LLP