



Paul Butler Associates

Planning, Development & Heritage Consultants

20 June 2025

Jen Atkinson
Principal Planning Manager,
Manchester City Council
Planning, PO Box 532,
Manchester, M60 2LA

23.1866/ldt07jr

Dear Jen,

RE: University of Manchester: Zochonis Building, Dover Street, Manchester, M13 9PL

Planning Permission 138176/FO/2023 Demolition of existing rooftop plant room wings, installation of roof mounted photo voltaic panels with edge protection, roof mounted air source heat pumps and air handling units together with elevational alterations including the installation of louvred screens and associated works

On behalf of our client, the University of Manchester (Directorate of Estates and Facilities Project Group), please find enclosed an application for discharge of Condition 4 'Construction Management Plan' and discharge of Condition 5 'Biodiversity'.

Condition 4 states that '*No external works shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Manchester City Council.*' The University of Manchester (UoM) have discharged that part of the condition which relates to demolition methodology under CDN/25/0398 approved 10th June. This present application seeks approval for the methodology governing the construction phase of development as set out in the Vinci 'Project Execution Plan' (incorporating Construction Phase Plan) and the Vinci 'Logistics Plan' document. The submission of these two documents will allow Condition 4 to be fully discharged.

Condition 5 states that '*Prior to the commencement of any works to the existing roof, a programme detailing final details of the measures to create potential opportunities to enhance and create new biodiversity within the development shall be submitted to and approved in writing by the City Council as Local Planning Authority.*' This application submits a detailed 'Ecological Mitigation and Enhancement Plan' for the building which has been prepared by Kingdom Ecology and allows Condition 5 to be fully discharged.

Included with this application submission are the following documents:

Condition 4

- Project Execution Plan (Incorporating Construction Phase Plan) for Zochonis Building; Project Number – BH0058; VB-IMS-PL-XXXX-0003; Rev 02, prepared by Vinci, June 2025.
- Logistics Plan for Zochonis Building; Project CAN Number – BH0058; Document Reference Number VB-HAS-PL-0016-0001; Revision 4 prepared by Vinci, June 2025.

Condition 5

- Ecological Mitigation and Enhancement Plan – Zochonis Building prepared by Kingdom Ecology, 13th June 2025.

We look forward to working closely with the Council's officers in progressing this application through to determination.

Yours sincerely



David Tye MTPI, MRTPI
Director

CC Ben Guymer (Recom)