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Planning
Manchester City Council
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19 September 2025

Submitted via Planning Portal ref: PP-14306978

Dear Jennifer

Application to Discharge Condition 5 (part a) 'Local Labour Reporting' and Condition 19 (part b) 'Construction Environment Management Plan' relating to 35 Fountain Street, Manchester M2 2AN

On behalf of our client, 35 Fountain Street Limited, please find enclosed an application for the discharge of Conditions 5 (part a) and 19 (part b) attached to Planning Permission ref: 140389/JO/2024, relating to 35 Fountain Street, Manchester M2 2AN.

Planning Permission ref: 140389/JO/2024, as amended by ref: 136013/FO/2023, permitted the following:

"Elevation alterations and erection of two storey rooftop extension including rooftop terrace."

Condition 5 – Local Labour

Condition 5 (part a) is worded as follows:

"(a) The letter from CBRE dated 3 May 2024 on the basis of the completed Local Labour Construction Proposal and Reporting Template for the enabling phase of development received by the City Council as local planning authority on 31 May 2024 shall be implemented in full as part of the construction of the development. The relevant information is accessible via application ref: CDN/24/0484.

Part a) will be fully discharged when the same template had been completed for the second stage of development."

Condition 5 (part a) was discharged via the submission of two applications; ref: CDN/24/0484 for the "enabling phase" and ref: CDN/24/1167 for the "construction phase."

Since the approval of ref: CDN/24/1167, the contractor for the construction phase of works has changed, and the new contractor is unable to comply with the targets set out in the Local Labour Reporting sheet previously submitted and approved. Therefore, GMI, who has been appointed for the construction phase, has produced a revised Local Labour Reporting sheet which is achievable within the project programme.

On this basis, we kindly request that Condition 5 (part a) is discharged to reflect this revised information.

Condition 19 – Construction Environment Management Plan

Condition 19 (part b) is worded as follows:

(b) Prior to the commencement of the development, a construction management plan must be submitted to and approved in writing by the City Council as local planning authority for the construction works. The development shall only be carried out in accordance with the approved management plan.

Condition 19 (part a) was discharged under ref: CDN/24/0485, which covered the enabling and demolition phase of the development. An application to discharge Condition 19 (part b) (ref: CDN/24/1167) was submitted in late 2024, but was withdrawn before a resolution could be reached on the CEMP.

GMI has since produced a revised Construction Environment Management Plan, which has acknowledged comments issued by Environmental Health officers in relation to the previously submitted CEMP (produced by previous contractor).

The submitted CEMP includes a request from GMI for advice and liaison with regards to noise levels and noise limits (especially in relation to the adjacent 17 York Street). It is respectfully requested that this consultation can take place during the determination period.

On the basis that noise levels and limits are agreed during determination, we kindly request that Condition 19 is discharged in its entirety.

Submission Summary

The following table summarises the condition to be discharged, and the information submitted pursuant to the discharge of the condition:

Condition	Condition Wording	Information Submitted
Condition 5 (part a)	<i>The letter from CBRE dated 3 May 2024 on the basis of the completed Local Labour Construction Proposal and Reporting Template for the enabling phase of development received by the City Council as local planning authority on 31 May 2024 shall be implemented in full as part of the construction of the development. The relevant information is accessible via application ref: CDN/24/0484.</i> <i>Part a) will be fully discharged when the same template had been completed for the second stage of development.</i>	Local Labour Reporting Template produced by GMI.
Condition 19 (part b)	<i>(b) Prior to the commencement of the development, a construction management plan must be submitted to and approved in writing by the City Council as local planning authority for the construction works. The</i>	Construction Environment Management Plan produced by GMI.

	<i>development shall only be carried out in accordance with the approved management plan.</i>	
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The application has been submitted electronically via the Planning Portal ref: PP-14306978. The application fee of £298 + Planning Portal fees has been paid directly to the Planning Portal.

I trust the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely



Ollie Eyre
Senior Planner - National Planning and Development