



AshtonHale

Planning  
Manchester City Council  
Town Hall Extension  
Albert Square  
Manchester  
M60 2LA

Submitted via Planning Portal (ref. PP-14006362)

02 June 2025

Dear Sir / Madam,

**Application to Discharge Conditions 6, 9 and 20 (a) of Application Ref 132214/FO/2021**

On behalf of our client Capital and Centric (Nineteen) Limited ('the Applicant'), please find enclosed an application to discharge conditions 6, 9 and 20a (partial discharge) pursuant to permission 132214/FO/2021 at Land South of Chapeltown Street, Manchester, M1 2WH ('the Site'). Permission was granted on 01 December 2022 for the following description of development:

*Erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.*

**Condition 6**

Condition 6 states:

*Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with TFGM (Metrolink) which for the avoidance of doubt should include;*

- *Display of an emergency contact number;*
- *Details of measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff;*
- *Sheeting over of construction vehicles;*

- Details of how measures in relation to safe working near to Metrolink will be complied with;
- Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;
- Agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period; the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
- Details of the loading and unloading of plant and materials;
- Details of the storage of plant and materials used in constructing the development;
- Construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- Details showing the erection and maintenance of security hoarding at a minimum distance of 1.5m from the kerb which demarcates the tramway path, unless otherwise agreed with Transport for Greater Manchester;
- The provision of a "mock up" security hoarding to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Development shall be carried out in accordance with the approved construction management plan.

In order to support the discharge of this condition that relates to pre-commencement activities, the following documents have been submitted:

- Ferrous Manchester Health, Safety & Environmental Plan ref. A100-APR-207a - prepared by Torsion Construction (dated 2 May 2025);
- Appendix 7
  - o Ferrous Logistics Plan- prepared by Torsion Construction
  - o Skip Wagon Reverse Route Plan- prepared by Torsion Construction
  - o Waste Location Plan- prepared by Torsion Construction
- Appendix 8
  - o Ferrous Manchester Planning Requirements Tracker- prepared by Torsion Construction
- Appendix 9
  - o Various Site Photographs.

## **Condition 9**

Condition 9 states:

*Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered: 0883-RFM-XX-ZZ-DR-L-0001-S2 P06, 0883-RFM-XX-ZZ-DR-L-0002-S2 P06, as detailed in Section 3.8 of the BDP Ferrous Design and Access Statement FRS-BDPXX-XX-RP-A-000022 Revision P02 30 November 2021 and Dwg S21645-U 01 (Utility Survey) shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.*

- a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

- b) *Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;*
- c) *Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of ongoing maintenance;*
- d) *Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;*
- e) *Location and design of all furniture including seating areas, lighting, bins, handrails, recycling bins, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people and child friendly features);*
- f) *Measures to be included to make the public realm child friendly such as the inclusion of play equipment or child friendly activity provision;*
- g) *Lighting around and within the site (which includes for consideration of older and disabled people);*
- h) *A management and maintenance strategy for the public realm including hours during which these areas would be publicly accessible and open to non-residents, how access to these areas would be managed who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people; and,*
- i) *Details of hours during which the terrace at level 14 will be open to residents and the mechanisms which would prevent use outside of those hours;*

*The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.*

*The approved scheme shall be implemented not later than 12 months from the date the proposed building is 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*

A Construction Programme (dated 12 March 2025) has been prepared and enclosed within this application in order to discharge the requirements of Condition 9. This Programme sets out the timings for the submission of final details of the public realm works and highway works as shown in the approved drawings and Design and Access Statement.

### **Condition 20a**

Condition 20 states:

- 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 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.*

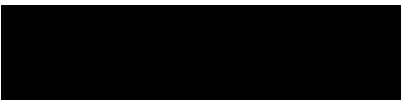
Torsion Construction have prepared a Local Benefit Proposal in order to discharge part a of this condition. The document details how Torsion Group plans to maximise local employment and training opportunities across its developments in order to support Manchester City Council's Employment and Skills Strategy.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,



**Neil Lucas**  
Director



**AshtonHale Ltd**