16 May 2025
Delivered via Planning Portal

Robert Griffin
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Rob

DISCHARGE OF CONDITION 5 PURSUANT TO PLANNING PERMISSION (REF. 141536/FO/2024): RICHMOND CAR PARK FALLOWFIELD CAMPUS MANCHESTER M14 6YY

On behalf of University of Manchester ('University' or 'the Applicant'), we are pleased to enclose an application to discharge Condition 5 (Construction Management Plan) pursuant to planning permission (ref. 141536/FO/2024) at the above site.

The application is submitted via the Planning Portal (ref. PP-13999644) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms
- This Covering Letter
- Health & Safety Plan (Ref: SPF 114 - Health and Safety (CDM Plan) - UoM Limes, prepared by Bowmer and Kirkland Ltd
- Appendix C Construction Phase Plan Checklist (ref: EPM HS14a - CDM 2015 Appendices to Procedures - CPP Review - B&K The Limes - Ver00), prepared by Bowmer and Kirkland Ltd
- LIMES-HYD-XX-XX-DR-C-01002 P01 Large Articulated Vehicle Tracking (Sheet 1 of 2)
- LIMES-HYD-XX-XX-DR-C-01003 P01 Large Articulated Vehicle Tracking (Sheet 2 of 2)
- Bowmer and Kirkland - The Limes Building, University of Manchester - Dilapidation Survey - 19-04-2025, prepared by SightSafe
    - A - Mossley Road Access Site Photos Parts 1 - 5 - 19-04-2025 [submitted via email due to file size]

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– B - Old Hall Lane Access Site Photos - 19-04-2025 [submitted via email due to file size]

The requisite application fee of £298 has been paid online via the Planning Portal.

Background
As Manchester City Council ('MCC') is aware, a full planning permission for the development of a new student accommodation facilities management and support services building has been granted on 24th February 2025 (ref. 141536/FO/2024) ('the Original Permission'). The full wording of the approved development is as follows:

> *Erection of a facilities and services building to accommodate catering facilities, maintenance storage space and office space (sui generis use) with associated car parking and landscaping*

Condition 5 (Construction Management Plan)
Condition 5 states:

> *"Prior to the commencement of development on site a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed plan which shall include:*
>
> – *The routing of construction traffic;*
>
> – *Detail the vehicular activity associated with the construction including appropriate swept-path assessment;*
>
> – *Details of the location and arrangements for contractor parking;*
>
> – *Locations of any compounds;*
>
> – *The identification of the vehicular access points into the site;*
>
> – *Identify 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;*
>
> – *The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;*
>
> – *A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.*
>
> *The development shall only be carried out in accordance with the approved construction management plan.*
>
> *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"*

The information submitted details Construction Management and Health and Safety Plans to be implemented by Bowmer and Kirkland ('the Contractor'), and includes information in respect of the routing of construction traffic, the identification of the vehicular access points into the site, vehicular activity associated with the construction and appropriate swept-path assessment analysis, locations of

compounds, dust and mud suppression measures, emergency contact details, and a highways dilapidation survey.

Conclusion
I trust that you have the relevant information to validate this application and discharge Condition 5 pursuant to planning permission (ref. 141536/FO/2024).

Should you have any queries, or require more information please contact myself or my colleague Adam Buxton ([redacted]).

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

[redacted]