

FAO Sue Wills
Planning
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

Our Ref: 032-010
Via Planning Portal (ref: PP-13690174)

Date: 12 March 2025

Dear Sue,

Storage World, Ambrose Street

Discharge conditions 3, 4, 6, 23, 24, 26 & 27 (pursuant to planning permission 135680/FO/2022)

Please find enclosed the application form, application fees and supporting information to discharge conditions 3, 4, 6, 23, 24, 26 and 27 associated with the planning permission 135680/FO/2022 for the above site. We also confirm that there will be no vibro-impact works on the site and so there is no need to discharge condition 25.

This permission relates to Storage World, Ambrose Street and we set out the condition wording below, along with the supporting information that has been submitted with this application to assist you.

Condition 3

Condition 3 relates to ground conditions and sets out that:

Prior to the commencement of the development hereby approved, further information detailed below shall be submitted to and approved in writing by the local planning authority, and be appended to the Construction Management Plan Issue No.2 March 2023 received on 15th May 2023.

- Hours of working;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;

- *Phasing and quantification / classification of vehicular activity associated with planned construction, including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*
- *A dilapidation survey, including photographs and commentary, on the condition of carriageway/footways of construction vehicle routes surrounding the site. Development shall be carried out in accordance with the approved construction management plan.*

This condition was part discharged for the demolition stage (ref. CDN/24/0852) as, at the time of submission, a contractor had not been confirmed. It has now been confirmed that GK Construction & Project Management will carry out the demolition and construction, so the same 'Construction Environmental Management Plan' prepared by GK Construction & Project Management is being resubmitted to fully discharge the condition.

Condition 4

Condition 4 relates to ground conditions and sets out that:

Notwithstanding the details on the proposed external building materials visual ref: MH 1314, samples, prior to above ground works, samples of all materials to be used on all external elevations of the development 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 details.

To support the discharge of this condition, we enclose the following document prepared by GK:

- Proposed Materials Schedule (ref. F-CM022_001 Rev A)

Samples of the materials will be held on site, should the case officer seek to view the materials the applicant would be able to facilitate a site visit.

Condition 6

Condition 6 relates to surface water drainage and sets out that:

No development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority.

To support the discharge of this condition, we enclose the following documents prepared by the civils and drainage consultant, Thomasons:

- Flood Risk Assessment (ref. 11325 rev. 4) (incl. Drainage Layout)
- Response to Planning Condition 6 LLFA Comments Letter

Condition 24

Condition 24 relates to ground conditions and sets out that:

Prior to any above ground works finalised detailed construction designs of the building in order to ensure the retention of a gap between the building and the Network Rail retaining wall as shown on plan ref: MH1314-SK105 Network Rail Boundary Detail - annotated overlays ; to enable the ongoing maintenance of the retaining wall to the rail line shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the details so approved.

To discharge this condition, we enclose the following documents prepared by GK Construction:

- Party Wall Layout and Sections (ref. 11325-052-T4)
- Party Wall Layout and Sections to Ex. Bldgs (ref. 11325-053- P1)

Condition 26

Condition 26 relates to ground conditions and sets out that:

Prior to the commencement of works within 10m of the northern site boundary, finalised details of proposed ground levels, earthworks and excavations to be carried out near to the northern boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

To support the discharge of this condition, we enclose the following document prepared by Thomasons:

- Party Wall Layout and Sections (ref. 11325-052-T4)

Condition 27

Condition 27 relates to ground conditions and sets out that:

Prior to any above ground works within 10m of the northern site boundary, details of appropriate vehicle safety protection measures along the boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

To support the discharge of this condition, we enclose the following documents prepared by GK Construction:

- Storage World - Rail Protection Plans
- RAMS - Vehicle movements adjacent to Railway
- Proposed External Works (ref. MH1314-11 rev. D)

The Proposed External Works Plan sets out the site layout and demonstrates there are no points within the site where a vehicle could impact the wall, as there is an advert hoarding, cycle pod shelter and bin store between vehicle locations and the boundary wall.

Condition 25

Condition 25 relates to ground conditions and sets out that:

Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to and approved in writing by City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

The contractor GK Construction has confirmed that no vibro-impact work will take place as part of this development and this condition is therefore not relevant and does not need to be discharged.

We trust the application can be validated at your earliest convenience. Should you have any queries, please do not hesitate to contact us.

Yours faithfully,

pp. *Samantha Lee*

Alex Snow

cc: Storage World

enc: as above