

17 April 2025

Manchester City Council Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir or Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 3 (CONSTRUCTION MANAGEMENT PLAN),
4 (CONDITION SURVEY), 5 (ARCHAEOLOGICAL WORKS) , 6 (SURFACE WATER & DRAINAGE LAYOUT)
& 9 (CYCLE STORAGE)
PLANNING CONSENT: 141586/FO/2024**

CASTLEFIELD HOUSE, LIVERPOOL ROAD, MANCHESTER

Please find enclosed a planning application to discharge conditions 3 (Construction Management Plan), 4 (Condition Survey), 5 (Archaeological Works), 6 (Surface Water & Drainage Layout) & 9 of Planning Consent: 141586/FO/2024 concerning Castlefield House, Liverpool Road and Manchester.

The application has been made on behalf of the applicant, Castlefield House Properties Limited, and has been submitted online via the Planning Portal (PP- 13526559).

The application comprises:

- Completed planning application forms;
- Construction Management Plan prepared by TJM Projects
- Construction Phase Plan prepared by TJM Projects
- Existing Pavement and Landscape Condition Survey prepared by OBI
- Risk and Method Statement: Watching Brief prepared by CIVIC Heritage
- Written Scheme of Investigation for an Archaeological Watching Brief prepared by CIVIC Heritage
- Existing Drainage Layout Plan prepared by CFA Civils
- Proposed SuDS Layout Plan prepared by CFA Civils
- Kerbside SuDS Tree pit for small tree species in hard landscape Plan prepared by GreenBlue Urban
- Hydroplanter flex instillation Plan prepared by GreenBlue Urban
- Cycle Store Plan – Design Intent prepared by Studio Hart Limited
- Cycle Store Elevations – Design Intent prepared by Studio Hart Limited
- Bike Store Plan – prepared by TJM projects

BACKGROUND

On 4th March 2025 , the following application was approved by Manchester City Council:

'Exterior alterations to elevations and public realm improvements, including alterations to parking at Castlefield House.'

This application is seeking to fully discharge Conditions 3 (Construction Management Plan), 5 (Archaeological Works), 6 (Surface Water & Drainage Layout) & 9 (Cycle Storage), and part discharge 4 (Condition Survey).

DISCHARGE OF CONDITION 3,4,5, 6 &9

This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below.

TABLE 1.0

No	Condition	Information Submitted
3	<p>Prior to the commencement of the development hereby approved, a construction management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;</p> <ul style="list-style-type: none"> • Communication strategy with residents and businesses • Display of an emergency contact number; • Details of wheel washing; • Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions; • Compound locations where relevant; • Details regarding location, removal and recycling of waste (Site waste management plan); • Phasing and quantification/classification of vehicular activity; • Types and frequency of vehicular demands - Routing strategy and swept path analysis; • Measures to mitigate risks such as objects falling from height and impacting highway users; • Parking for construction vehicles and staff; • Sheeting over of construction vehicles; • A commentary/consideration of ongoing construction works in the locality; • Construction and demolition methods to be used; • The erection and maintenance of security hoardings where relevant; • Details of how access to adjacent premises would be managed to ensure clear and 	<ul style="list-style-type: none"> • Construction Management Plan. • Construction Phase Plan.

	<p>safe routes into buildings are maintained at all times;</p> <ul style="list-style-type: none"> • Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure; • Pedestrian management proposals; • Loading and unloading of plant and materials; • The design, erection, maintenance and dismantling of scaffolding. <p>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.</p> <p>The construction of the development shall then be carried out in accordance with the approved plan.</p> <p>Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.</p>	
4a	<p>a) Before the development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.</p> <p>b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.</p> <p>Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.</p>	<p>Existing Pavement and Landscape Condition Survey prepared by OBI</p> <p>To note this application relates to part a only.</p>
5	No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of	<ul style="list-style-type: none"> • Risk and Method Statement: Watching Brief.

	<p>archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the City Council as local planning authority.</p> <p>The Project Design shall cover the following:</p> <p>a) A phased programme and methodology of investigation and recording to include:</p> <ul style="list-style-type: none"> - archaeological monitoring and recording during any ground-breaking works. <p>b) A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.</p> <p>c) Deposition of the final report with the Greater Manchester Historic Environment Record.</p> <p>d) Dissemination of the results of the archaeological investigations commensurate with their significance.</p> <p>e) Provision for archive deposition of the report and records of the site investigation.</p> <p>f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.</p> <p>Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).</p>	<ul style="list-style-type: none"> • Written Scheme of Investigation for an Archaeological Watching Brief.
6	<p>Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted and approved in writing by the City Council, as Local Planning Authority. This shall include the following:</p> <ul style="list-style-type: none"> • Evidence of drainage hierarchy adherence. • Finalised surface water drainage layout including all components, levels and connectivity. • Evidence of connection approval in principle. o Maintenance and management plan. <p>The development shall be constructed and completed in accordance with the approved</p>	<ul style="list-style-type: none"> • Existing Drainage Layout Plan • Proposed SuDS Layout Plan • Kerbside SuDS Tree pit for small tree species in hard landscape Plan • Hydroplanter flex instillation Plan

	<p>details prior to the first occupation/use of the development.</p> <p>Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the</p>	
9	<p>Prior to the commencement of any works in relation to the external cycle store hereby approved, final details that shall confirm the store's dimensions and material finish shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details, be made available for use prior to the completion of the development and be retained and maintained thereafter for its lifetime.</p> <p>Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.</p>	<ul style="list-style-type: none"> • Cycle Store Plan • Cycle Store Elevations • Bike Store Plan

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,



Milly McDermott
Planner