

17 April 2025

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

Dear Michael

50 Fountain Street: Application for Partial Discharge of Conditions 5 and 16 (Planning Permission Reference 131859/FO/2021, as amended)

This letter accompanies an application for the full discharge of Conditions 5 and 16, attached to planning permission ref. 131859/FO/2021, as amended, associated with the development at 50 Fountain Street and 49 Spring Gardens.

Background

Planning Permission and Listed Building Consent for the proposed development was approved on 05 July 2022 subject to conditions. The Planning Permission to which this application relates offers the following description of development:

“Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian facade, erection of commercial building (Use Class E) with landscaping, and other associated works.”

This permission was recently subjected to an amendment application to alter the wording of conditions, allowing the information needed to discharge all pre-commencement conditions to be focussed on the works proposed to the original door located on 49 Spring Gardens.

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Condition Discharge

This application seeks to partially discharge the following conditions to allow for works to commence on Site:

- Condition 5 (Construction Management Plan): This condition requires the submission and approval of a Construction Management Plan before any development takes place.
- Condition 16 (Highways Survey): This condition requires a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site before and after the construction works.

Condition Discharge

Condition 5 – Construction Management Plan (Partial)

Condition 5 attached to the planning permission, as amended, is worded as follows:

“5a) Excluding works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, no development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for;

- *A construction programme including phasing of works;*
- *24 hour emergency contact number;*
- *Phasing and quantification/classification of vehicular activity, to include expected number and type of vehicles accessing the site for: Deliveries; Waste removal; Cranes; Equipment, Plant; Works; and Visitors;*
- *Size of construction vehicles;*
- *The use of a consolidation operation or scheme for the delivery of materials and goods;*
- *Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction), such as programming, construction methodology, shared deliveries, car sharing, travel planning, parking facilities for staff and visitors, on-site facilities to encourage the use of public transport and cycling;*

- *Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;*
- *Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;*
- *Locations for storage of plant/waste/construction materials;*
- *Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;*
- *Arrangements to receive abnormal loads or unusually large vehicles;*
- *Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;*
- *Any necessary temporary traffic management measures;*
- *Measures to protect vulnerable road users (cyclists and pedestrians);*
- *Arrangements for temporary facilities for any bus stops or routes;*
- *Method of preventing mud being carried onto the highway (wheel washing);*
- *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses and Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure*
- *Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions during the enabling and build phases;*
- *Compound locations where relevant;*
- *Details regarding location, removal and recycling of waste (site waste management plan);*
- *Sheeting over of construction vehicles;*
- *A commentary/consideration of ongoing construction works in the locality;*
- *Construction and demolition methods to be used, including the use of cranes (and their location);*

- *The erection and maintenance of security hoardings;*
- *Details on the timing of construction of scaffolding.*

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

b) Prior to works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, relevant details shall set out in part a) of this condition should be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period."

A detailed Construction Management Plan, outlining all necessary measures for managing the construction process associated with the works to the door has been submitted to and approved in writing by the City Council.

This plan addresses all the aspects required by part b) of the condition, including phasing of works, emergency contact numbers, management of vehicular activity, environmental protection measures, and stakeholder communication.

Condition 16 – Highways Dilapidation Survey (Partial)

Condition 16 of the planning permission, as amended, states:

"16) a) Prior to works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, a condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When works identified in part a) 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

c) Before development commences beyond the works identified in part a) of this condition, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

d) 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."

A comprehensive pre-commencement condition survey of the carriageways/footways on construction vehicle routes surrounding the site has been undertaken by Chroma Consulting. The survey report, which documents the existing condition of the highways, has been submitted to the City Council.

This condition is therefore intended to be partially discharged by this application (part a) only so that the development can be commenced. Information will then be submitted to allow for full discharge of Condition 16.

Submission Summary

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

Table 1 – Condition Discharge Information Summary

Condition Number	Full or Partial Discharge	Information Submitted
Condition 5 – Construction Management Plan	Partial – Condition 5b only	Construction Management Plan
Condition 16 – Highways Survey	Partial Discharge – Part 16a) only	Highways Survey

This application comprises this covering letter the information set out in Table 1 and the Condition Discharge Application Form. A fee of £215 (including service fee of £70) has been submitted with this application. The application reference number is PP-13949547.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the condition outlined above. If you have any queries

regarding this submission, please do not hesitate to contact me or my colleague Michael Percival (mipercival@deloitte.co.uk / +44 161 455 6672).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP