

15 January 2025
Covering Letter CEMP



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Planning Portal Ref: PP-13698016

Dear Micheal

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 6 of Planning Permission Ref: 137450/FO/2023 – Royal Buildings, House, 2 Mosley Street, Manchester, M2 3AN

Application by: Criterion Capital Ltd

Introduction

Further to the grant of full planning permission at the above site on the 14 December 2023, we write on behalf of Criterion Capital to submit details to discharge condition 6 of Planning Permission Reference 137450/FO/2023.

Application Documents

In addition to the specific reports and drawings required to satisfy the condition set out above, the application is accompanied by the following:

1. This Covering Letter;
2. The completed application forms;

The following information has been provided in relation to the above condition:

- Construction Management Plan dated January 2025

The requisite application fee has been paid via the Planning Portal.

Condition 6 Construction Management Plan

Condition 6 states:

Prior to the commencement of the development hereby approved, a detailed construction/fit-out 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;

- *Hours of site opening/operation;*
- *Display of an emergency contact number;*
- *Details of wheel washing;*

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- *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;*
- *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 safe routes into buildings are maintained at all times;*
- *Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;*
- *Protection of Metrolink equipment generally and specifically the Overhead Line Equipment Building Fixing;*
- *The retention of 24hr unhindered access to the Overhead Line Equipment, trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and end use;*
- *Pedestrian management proposals;*
- *Loading and unloading of plant and materials;*
- *The design, erection, maintenance and dismantling 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 construction of the development shall then be carried out in accordance with the approved plan.

Please find attached a Construction Management Plan prepared by the applicant. This outlines the approach to managing the construction works for the project. This document includes specific comments on the site establishment, logistics, and the process of managing the overall environment surrounding the property. It will also ensure that the construction works cause the minimum disruption to the adjacent residents with a safe working and living environment maintained.

We trust that the application provides sufficient details to discharge condition 6 of Planning Permission Reference 137450/FO/2021.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely



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