spawforths

Planning, Building Control & Licensing
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

PLANNING PORTAL SUBMISSION REF: PP–13780396

17th February 2025

Dear Sir/Madam,

RE: DISCHARGE OF CONDITION 3, PURSUANT TO FULL PLANNING APPLICATION REFERENCE 139997/FO/2024

LAND AT WELCOMB STREET, OPENSHAW, MANCHESTER

Spawforths write on behalf of our clients, NSJV Ltd (Network Space Joint Ventures), to prepare and submit an application for the discharge of Condition 3 pursuant to the above full planning permission, reference 139997/FO/2024. The description of development approved is as follows:

"Erection of 4no. two storey industrial buildings (Classes E(g)(ii)(iii), B2 and B8) following the demolition of existing buildings together with associated service yards, car parking, electric vehicle charging points, amended site access, refuse storage facilities, substations, boundary treatments, landscaping, and associated works and infrastructure"

As detailed on the decision notice 139997/FO/2024, there are a number of conditions which require details to be submitted to and approved by the Local Planning Authority (LPA) before the development can commence on Site. No details have previously been submitted for the discharge of Condition 3 nor have there been any applications submitted to alter the wording of this Condition. We have not sought any formal or informal pre-application advice from the LPA.

The fee for this application has been calculated as £145.00, which will be paid electronically via the Planning Portal. We trust that the documentation provided contains the necessary information to enable the full consideration of the application and the discharge of the condition listed. However, should you require further information please do not hesitate to contact me.

We hereby submit the following documents for consideration:

Document Title	Document ref.	Scale	Prepared by
Application Form	N/A	N/A	Spawforths
Planning Covering Letter	P4506-SPA-LT-TP-004-A	N/A	Spawforths
Construction Management Plan	Issue 2	N/A	Bancso

Assessment of Condition for Discharge:

As per the decision notice for 139997/FO/2024, the condition are worded as follows:

Condition 3:

Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- *The routing of construction traffic;*
- *Detail the quantification/classification of vehicular activity associated with the construction including commentary on types and frequency of vehicular demands together with evidence (appropriate swept-path assessment);*
- *Details of the location and arrangements for contractor parking;*
- *The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;*
- *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;*
- *Specify the working hours for the site;*

- *The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete;*
- *Identify advisory routes to and from the site for staff and HGVs;*
- *A highway dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site Development shall be carried out in accordance with the approved construction management plan.*

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

In order to discharge Condition 3, we have provided a Construction Management Pla, prepared by Bansco. This document has comprehensively detailed the arrangement for the Site, including vehicle activity, access points, noise control measures, waste management, security and lighting.

The Construction Design and Management Regulations 2015 will apply to this project and all appropriate controls and systems will be in place to comply with the standards of the Regulations and associated guidance. Every stage of the project will be pre risk assessed and appropriate controls applied, sub-contractors will be pre vetted and will be subject to extensive pre contract requirements of information transfer and risk assessment.

Summary:

We consider that the details provided within this application are satisfactory in meeting the requirements of and discharging Condition 3 as described above. This covering letter provides suitable context and further detail provided within the Construction Management Plan, with a robust justification of the schemes compliance in relation to the relevant Local Plan Policies.

Notwithstanding the above, should the Local Planning Authority disagree with our assessment and feel that either amended or additional information is required to satisfy Condition 3, we would encourage the Council to take a positive and proactive approach in contacting Spawforths to discuss such matters further.

We look forward to receiving confirmation that this application has been received and validated in due course. If required, my contact details can be found below.

Yours sincerely,

PATRICK STONE (BA HONS, ASSOC RTPI)
Planner (Assoc RTPI)
Patrick.stone@spawforths.co.uk

Encs: As detailed above
Cc: Joe Burnett, of NSJV
File Ref: P4506-SPA-LT-TP-005-A