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Planning
Manchester City Council
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29 November 2024

Submitted via the Planning Portal ref. PP-13490137

To whom it may concern,

Application to Discharge Condition 5 'Local Labour Proposal' and Condition 19 'CEMP' relating to 35 Fountain Street, Manchester, M2 2AN

CBRE Limited is instructed by our client, 35 Fountain Street Limited, to submit an application to discharge planning conditions no. 5 'Local Labour Proposal' and no. 19 'CEMP' attached to planning application 140389/JO/2024 on 26th September 2024.

'Variation of conditions 2 (approved plans), 8 (cycle store/ basement layout) and 12 (waste management strategy) attached to planning permission 136013/FO/2023 to make elevational alterations, increase in height of lift over run, reconfiguration of the basement layout to increase the plant area and move the location of the cycle parking together with additional landscaped area to the rear of the building, including raised planters'.

This application must also be considered in conjunction with an approved Section 96a non-material amendment ref. 140252/NMC/2024 and 141527/NMC/2024.

Planning condition no.5 was partially discharged for enabling works under application CDN/24/0484 and planning condition no. 19 was partially discharged for enabling works under CDN/24/0485. This application is to fully discharge the conditions for the construction phase of development.

Detailed below is a summary of the conditions to which this application relates, alongside the relevant submission documents which fulfil the requirements of this condition.

Condition 5 – Local Labour Proposal

Condition Wording	Information submitted to fulfil requirement
(a) The letter from CBRE dated 3 May 2024 on the basis of the completed Local Labour Construction Proposal and Reporting Template for the enabling phase of development received by the City Council as local planning authority on 31 May 2024 shall be implemented in full as part of the construction of the development. The relevant information is accessible via application ref: CDN/24/0484.	Please find enclosed a Local Labour Proposal to discharge part (a) of this condition.

Part a) will be fully discharged when the same template had been completed for the second stage of development. (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	
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Condition 19 – CEMP

Condition Wording	Information submitted to fulfil requirement
a) Prior to the commencement of the development, the approved demolition works must be carried out fully and only in accordance with the following documents as received under application ref: CDN/24/0485. - Demolition Environmental Management Plan prepared by Total Reclaims Demolition dated 19/07/2024 received by the City Council as local planning authority on 19 July 2024, - The Traffic Management Plan prepared by Total Reclaims Demolition dated 24/05/2024 received by the City Council as local planning authority on 5 June 2024 and; - the emails from CBRE Limited dated 23 July 2024 and 25 July 2024 and provided that the Applicant continues to have discussions with the City Council's Highway Network Management to discuss any requirements for licensing, hoarding / scaffolding and any associated temporary pedestrian/traffic management arrangements, including section 50. (b) Prior to the commencement of the development, a construction management plan must be submitted to and approved in writing by the City Council as local planning authority for the construction works. The development shall only be carried out in accordance with the approved management plan.	Please find enclosed a Construction Management Plan to discharge part (b) of this condition.

Summary

The application has been submitted electronically via the Planning Portal Ref. PP-13490137. The application fee of £215 has been paid directly to the Planning Portal.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely,

Laura Pennington
Senior Planner
CBRE National Planning & Development

Encs. As listed.