

Planning
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

Our Ref: 032-009
Via Planning Portal (ref: PP-13382502)

Date: 5 September 2024

Dear Sir/ Madam,

Storage World, Ambrose Street

Discharge conditions 3, 5b, 6 and 11 (pursuant to planning permission 135680/FO/2022)

Please find enclosed the application form, application fees and supporting information to discharge conditions 3, 5b, 6 and 11 associated with the planning permission 135680/FO/2022 for the above site.

This permission relates to Storage World, Ambrose Street and we set out the condition wording below, along with the supporting information that has been submitted with this application to assist you. The objective is to ensure the relevant conditions are discharged to enable the lawful commencement of development on site.

Condition 3

Condition 3 relates to details of the construction management plan and sets out that:

Prior to the commencement of the development hereby approved, further information detailed below shall be submitted to and approved in writing by the local planning authority, and be appended to the Construction Management Plan Issue No.2 March 2023 received on 15th May 2023.

- *Hours of working;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Phasing and quantification / classification of vehicular activity associated with planned construction, including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-*

path assessment) of satisfactory routing both within the site and on the adjacent highway

- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*
- *A dilapidation survey, including photographs and commentary, on the condition of carriageway/footways of construction vehicle routes surrounding the site. Development shall be carried out in accordance with the approved construction management plan.*

The information provided seeks to 'partially discharge' the CEMP condition relating only to the demolition phase, as the construction contract has not yet been confirmed so the CEMP elements relating to construction will follow in a later submission.

To support the partial discharge of this condition, we enclose the 'Construction Environmental Management Plan' prepared by GK Construction & Project Management as well as a list of photos showing the condition of the footways and carriageways surrounding the site.

Condition 5b

Condition 5b relates to ground conditions and sets out that:

Before the development hereby approved commences, a remediation strategy outlining what measures, if any, are required to remediate the land shall be submitted to and approved in writing by the City Council as local planning authority.

To support the discharge of this condition, we enclose the following documents prepared by BEK Geo-Environmental Consulting:

- Remediation Method Statement
- Supplementary Site Investigation Letter Report
- Asbestos Management Plan (ref. BEK-24060-2)

The Remediation Method Statement recommended a further Asbestos Management Plan which has been undertaken and the findings are contained in the documents above.

Condition 6

Condition 6 relates to surface water drainage and sets out that:

No development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority.

To support the discharge of this condition, we enclose the following document prepared by the civils and drainage consultant, Thomasons:

- Drainage Layout (ref. 11325-025 T2)

Condition 11

Condition 11 relates to off-site highway works. It sets out that:

Prior to above ground works, finalised detailed designs (including specifications) of all off site highways works, shown on plan ref: External Work Plan 11325-050 rev.P1 (including any Traffic Regulation Orders; and dropped kerbs and tactile paving across the proposed entrance; and footway resurfacing) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the self-storage accommodation being brought into use.

To support the discharge of this condition, we enclose the following documents prepared by Edissons:

- General Arrangement (ref. 4435-D001)
- S278 Site Clearance (ref. 4435 – D002)
- S278 Construction Materials (ref. 4435-D003)
- TRO Plan (ref. 4435-TRO-01)
- S278 Signs & Markings (ref. 4435-D004)
- S278 Standard Details (ref. 4435-D005)
- S278 Legal Plan (ref. 4435-8278 LEGAL PLAN)
- Swept Path Analysis (ref. 4435-SP01)

We trust the application can be validated at your earliest convenience. Should you have any queries, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink that reads 'Alex Snow'.

Alex Snow

cc: Storage World

enc: As above