

27 June 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

20 - 36 High Street – Application for the Part-Discharge of Condition 9 attached to Planning Permission Ref. 121375/FO/2018

Please find enclosed an application for the part-discharge of Condition 9 attached to Ref. 121375/FO/2018, which was granted on 2 October 2020. This Permission relates to the re-development of 20-36 High Street for a residential-led development. The Applicant is MRP Ltd.

Background

The description of development for proposals as written on the Decision Notice is as follows:

“Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street”.

A Section 96a application (Ref. 137093/NMC/2023) was approved on 6th June 2023 to amend the wording of conditions 3, 4, 5, 7, 8, 9, 10, 12, 16, 20, 31 and 33 attached to Planning Permission Ref. 137093/NMC/2023, and to add a new phasing condition. These amendments were required in order to allow for the phased delivery of the development, and chiefly to allow for the implementation of development prior to expiry.

Condition 9

Condition 9 (as amended by Ref. 137093/NMC/2023), is as follows:

“Prior to the commencement of each phase the development of, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local

planning authority with consideration to include consultation with TFGM (Metrolink) which for the avoidance of doubt should include;

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff;*
- *Sheeting over of construction vehicles;*
- *Details of how measures in relation to safe working near to Metrolink will be complied with;*
- *Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;*
- *Agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period; the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.*
- *Details of the loading and unloading of plant and materials;*
- *Details of the storage of plant and materials used in constructing the development;*
- *Construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);*
- *Details showing the erection and maintenance of security hoarding at a minimum distance of 1.5m from the kerb which demarcates the tramway path, unless otherwise agreed with Transport for Greater Manchester;*
- *The provision of a "mock up" security hoarding to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection.*

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

This application seeks to discharge Condition 9 in relation to the "early works" phase of development.

This application is submitted alongside a detailed Construction Management Plan, prepared by MRP Ltd, which outlines construction working practices during this phase of development.

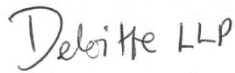
Summary

We trust that the information submitted is considered to be acceptable to allow for the partial discharge of Condition 9.

The requisite fee of £116 has been paid to Manchester City Council. The Planning Portal Reference is PP-12261068.

If you require any further details, please do not hesitate to contact Kelly McCann (kmccann@deloitte.co.uk / 0161 455 6671).

Yours sincerely

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

Deloitte LLP

Enc.