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Ellie Knowles
Planning Officer
Area Team
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council
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28th August 2024

Dear Ellie,

POWERLEAGUE MANCHESTER NICHOLLS, NICHOLLS COMMUNITY SPORTS GROUND, DALBERG STREET, MANCHESTER, M12 6BN

APPLICATION TO DISCHARGE CONDITION 5 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING PERMISSION REF 139661/FO/2024

On behalf of our client, Powerleague Fives Limited ("the Applicant"), and in connection with the site at Powerleague Manchester Nicholls, Nicholls Community Sports Ground, Dalberg Street, Manchester, M12 6BN ("the Site"), we enclose an application requesting the approval of details required to discharge the requirements of Condition 5 imposed on planning permission reference 139661/FO/2024 which was granted by Manchester City Council ("the Council") on 18th July 2024 for the following:

"Construction of six padel tennis courts with associated fencing, floodlighting and canopies, together with hard/soft landscaping."

Condition 5 requires that:

"Notwithstanding the details as set out in condition 2 above, no development shall take place, until a detailed construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- *A construction programme including phasing of works;*
- *24 hour emergency contact number;*
- *Expected number and type of vehicles accessing the site;*
- *Deliveries, waste, cranes, equipment, plant, works, visitors;*
- *Ensure delivery activities are scheduled to take place outside of the conventional AM/PM highway peak-hour periods;*
- *Size of construction vehicles;*

- *The use of a consolidation operation or scheme for the delivery of materials and goods;*
- *Phasing of works;*
- *Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;*
- *Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;*
- *Locations for storage of plant/waste/construction materials;*
- *Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;*
- *Arrangements to receive abnormal loads or unusually large vehicles;*
- *Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;*
- *Any necessary temporary traffic management measures;*
- *Measures to protect vulnerable road users (cyclists and pedestrians);*
- *Arrangements for temporary facilities for any bus stops or routes;*
- *Method of preventing mud being carried onto the highway;*
- *Methods of communicating the Construction Management Plan to staff, visitors a neighbouring residents and businesses. 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.*
- *A Dilapidation Survey, covering the construction vehicle access at Devonshire Street North*

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester."

The following documents have been prepared by SIS Pitches in support of this application to discharge the requirements of Condition 5:

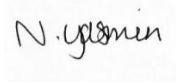
- **Construction & Environmental Management Plan (CEMP);**
- **Construction Phase Health & Safety Plan;**
- **Dilapidation Survey – Devonshire Street North and**
- **Project Programme.**

A planning application form has also been completed and submitted in support of this application via the Planning Portal (PP-13348690), as well as the planning application fee of £145.

We look forward to receiving confirmation that the application has been registered as valid and that in turn the enclosed details meet the Council's satisfaction, such that a positive decision can be issued.

Should you have any questions, please do not hesitate to contact myself or my colleague Christopher Cooper (christopher.cooper@carterjonas.co.uk).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'N. Yasmin', is enclosed within a light grey rectangular box.

Nilufa Yasmin MRTPI
Planner

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