

David Lawless
Planning, Development Management South
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

26th July 2024

Dear David

Application to Discharge Pre-Commencement Conditions 4, 18, and 19 Attached to Planning Permission 132366/JO/2021 – Land to the South of Wilmslow Old Road and to the West of Aviation Viewing Park, Manchester, WA15 8XQ.

Please find attached an application for approval of details reserved by condition relating to planning permission 132366/JO/2021. This application seeks to discharge conditions 4 (Bird Hazard Management Plan), 18 (Construction Management Plan) and 19 (Construction Environmental Management Plan) for the entirety of the development. A description of the conditions and details of the supporting documentation are set out below.

Condition 4 – Bird Hazard Management Plan

<i>Wording</i>	No development to take place, or any phase thereof, until a Bird Hazard Management Plan has been submitted to and approved by the City Council as local planning authority. The development will take place in accordance with the approved Bird Hazard anagement Plan at all times.
<i>Supporting Material</i>	<p>The following supporting information has been submitted with the application:</p> <ul style="list-style-type: none">• Document reference CBB-BHMP-Rev2 – Bird Hazard Management Plan (July 2024).

Condition 18 – Construction Management Plan

<i>Wording</i>	<p>No development shall take place, or any phase thereof, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction, including details of and position of any proposed cranes to be used on the site, a detailed programme of the works and risk assessments, has been submitted to, and approved in writing by the Local Planning Authority. The CMP shall provide for:-</p> <ol style="list-style-type: none">1. the designated route for construction and delivery vehicles;2. the parking of vehicles of site operatives and visitors;3. loading and unloading of plant and materials;
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Olympic House
Manchester
M90 1QX
United Kingdom

	<ol style="list-style-type: none"> 4. storage of plant and materials used in constructing the development; 5. construction and demolition methods to be used; including the use of cranes 6. the erection and maintenance of security hoarding; 7. measures to control the emission of dust and dirt during construction and; 8. a scheme for recycling/disposing of waste resulting from demolition and construction works.
Supporting Material	<p>The following supporting information has been submitted with the application:</p> <ul style="list-style-type: none"> • Document reference 60719865-ACM-CBB-XX-RP-CE-000001 Rev P02 – Construction Management Plan.

Condition 19 – Construction Environmental Management Plan

Wording	<p>Prior to the commencement of the development hereby approved or any phase thereof a Construction Environmental Management Plan must be submitted to and be approved by the City Council as local planning authority and thereafter implemented in accordance with those approved details. The Construction Environmental Management Plan must show how the main construction effects of the development are to be minimised, with include detailed mitigation measure such as:</p> <ol style="list-style-type: none"> 1. details of construction and demolition waste management; 2. details of pollution prevention; 3. dust control measures during demolition; 4. details of any lighting scheme proposed during construction; 5. details of site access, working and safety zones, together with temporary fencing proposals for the site access and site perimeter.
Supporting Material	<p>The following supporting information has been submitted with the application:</p> <ul style="list-style-type: none"> • Document reference 60719865-ACM-CBB-XX-RP-CE-000002 Rev 02 – Construction Environmental Management Plan.

The submission has been made online via the Planning Portal (Ref. PP-13281917) and the requisite application fee has been paid electronically to the Planning Portal.

I trust that you have all of the information required to discharge the conditions referred to above and look forward to validation of the application. Should you have any queries about the submitted information please do not hesitate to contact me.

Yours sincerely,



Natalie Belford, MRTPI
Senior Planner