

25 June 2024

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

FAO Angela Leckie

Dear Angela,

117-119 Portland Street, Manchester City Centre – Application for Discharge of Condition 7 of Planning Permission Ref: 139763/FO/2024

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 139763/FO/2024 for 117-119 Portland Street, Manchester City Centre. The application is submitted by Bruntwood AV Limited ('the Applicant').

This application is submitted to discharge condition 7 (Construction Management Plan) attached to Planning Permission 139763/FO/2024 which approved the following description of development:

"External alterations comprising alternations to loading bay, main entrance on Portland Street, and refurbishment and inclusion of external louvres associated with the mechanical and electrical system associated with refurbishment of existing offices, change of use of part of the lower ground floor to a gym (Use Class E(d)) and installation of a substation and plant within rear."

Conditions Discharge

This section sets out the relevant documents that are submitted in support of the application for the discharge of condition 7 (Construction Management Plan) attached to Planning Permission 139763/FO/2024.

A Construction Management Plan v.1.1 by Cubic Works was prepared and forms part of the submission pack for Planning Permission Ref: 139763/FO/2024. Comments were then received from Manchester City Council Highways Department requesting that additional information regarding vehicular demands during construction and inclusion of a swept path analysis.

The Construction Management Plan has been updated to detail the information requested as aforementioned, and therefore considered suffice to fully discharge condition 7 (Construction Management Plan) attached to Planning Permission 139763/FO/2024.

A summary of the condition wording and information submitted is set out in Table 1 below.

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
7	Construction Management Plan “Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum: - Dust suppression measures; - Compound locations where relevant; - Details of an emergency contact telephone number; - A community consultation plan; - Sheeting of construction vehicles; - Compound locations where relevant; - Location, removal and recycling of waste; - Details of types and frequency of vehicles accessing the site routing strategy and swept path analysis.”	Full Discharge	Construction Management Plan v.1.2 prepared by Cubic Works (dated June 2024)

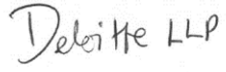
Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-13144085.

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority’s written consent that the enclosed information is sufficient to allow the full discharge of condition 7 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Rachel Hopkins (0161 455 6812 / rachelhopkins@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style. It is contained within a light gray rectangular box.

For Deloitte LLP

Encl.