

FAO Rob Griffin
Planning and Regeneration
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Ref: 098-008
Date: 13 June 2024

Dear Rob

Xaverian College, Lower Park Road, Manchester, M14 5RB

Discharge of condition 6 of application 137030/FO/2023

Following the refusal of application CDN/24/0068 on 25 March 2024, on behalf of our client, Xaverian College, I am pleased to enclose a re-submission of that application to discharge condition 6 of planning permission reference 137030/FO/2023. This application was granted full planning permission and conservation area consent for the following development at the College's Sunbury Building:

'Erection of a three storey Class F1 (a) (Provision of education) building together with the reconfiguration of the existing car park, and associated landscaping following the demolition of the existing Sunbury building'.

Condition 6 – Demolition and Construction Management Plan

Condition 6 writes out that:

'Prior to the commencement of development, a demolition/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:

- *Dust suppression measures including methods for ensuring mud, dust and debris isn't tracked on to surrounding roads;*
- *Compound locations;*
- *Details of an emergency contact telephone number;*

- *Details of contractor Parking;*
- *The phasing and quantification / classification of vehicular activity associated with planned demolition and construction works;*
- *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 together with associated traffic management;*
- *Dilapidation surveys, this should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site;*
- *Sheeting of construction vehicles;*
- *Management of construction activities with regard to pedestrian movements (both internal and external to the site);*
- *Details of the arrangements for displaced on site car parking*

The development shall only be carried out in accordance with the approved management plan.'

Since the refusal of application CDN/24/0068, the Contractor has been liaising with Manchester City Council Highways department over the traffic management plan and temporary traffic regulation order. This new application now contains the details agreed with Highways.

Accordingly, to support the discharge of this condition, the below documents have been submitted:

- Construction Phase Plan prepared by Seddon
- Traffic Management Plan prepared by Seddon
- Asbestos Management Plan prepared by Seddon
- Service Avoidance Agreement prepared by Seddon
- Logistics Plans prepared by Seddon
- Temporary Traffic Regulation Order – Thurloe Street
- Traffic Management Plan Drawing prepared by VTM
- Risk Assessment and Method Statement prepared by Total
- Construction Method Statement prepared by VTM

In accordance with the condition requirements, this information details the measures to be undertaken during the proposed works.

We would now therefore be grateful if you could please confirm the timely discharge of this planning condition.

Should any further information be required, please do not hesitate to contact us. We look forward to receiving validation of the application in due course.

Yours sincerely,

Nick Brookman

Nick Brookman

cc: Simon Channell, Xaverian College
Neil Critchley, Seddon Construction
Antonio Anyacho, AA Projects

enc: as above