

31 May 2024

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

Submitted via the Planning Portal ref. PP- 13084854

To whom it may concern,

**Application to Discharge Condition 19 'Construction Management Plan'
relating to 35 Fountain Street, Manchester, M2 2AN**

CBRE Limited is instructed by its client, 35 Fountain Street Limited, to submit an application to partially discharge planning condition no. 19 'Construction Management Plan' attached to planning application 136013/FO/2023 on 16th October 2023.

'Elevation alterations and erection of two storey rooftop extension including rooftop terrace'

This application is made in order to partially discharge the requirements of planning condition no. 19 to allow for enabling works to commence. The main contractor for the development is yet to be appointed, with the construction process to be split into two phases comprising the enabling works (internal soft strip and existing façade removal) and then the refurbishment of the building. The demolition contractor will be responsible for satisfying completing the enabling works and the main contractor will be responsible for satisfying the construction requirements of the planning conditions.

Detailed below is a summary of the condition to which this application relates, alongside the relevant submission documents which fulfil the requirements of these condition.

Condition 19 – Construction Management Plan

Condition Wording	Information submitted to fulfil requirement
<p>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:</p> <ul style="list-style-type: none">▪ Dust suppression measures;▪ Details of wheel washing for construction vehicles;▪ Compound locations where relevant;	<p>Please find enclosed Demolition Management Plan and Traffic Management Plan which have been prepared by Total Reclaims Demolition. The plans covers the working practices associated with the demolition phase of development.</p> <p>Once the main contractor has been appointed a Construction Management Plan will be prepared and submitted to cover working practices associated with the remaining construction works.</p>

<ul style="list-style-type: none"> ▪ Details of an emergency contact telephone number which shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete ▪ A community consultation plan and; ▪ Sheeting of construction vehicles. <p>The development shall only be carried out in accordance with the approved management plan.</p>	<p>The details required by the condition have been covered at the following sections of the Demolition Management Plan:</p> <ul style="list-style-type: none"> ▪ Dust suppression measures – please refer to Section 3.5; ▪ Details of wheel washing for construction vehicles – please refer to Sections 3.3 and 3.5; ▪ Compound locations where relevant – please refer to Appendix F3; ▪ Details of an emergency contact telephone number which shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete – please refer to Appendix H; ▪ A community consultation plan – please refer to Section 8.5 and Appendix H and; ▪ Sheeting of construction vehicles – please refer to Section 3.5.
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Summary

The application has been submitted electronically via the Planning Portal Ref. PP- 13084854. The application fee of £215 has been paid directly to the Planning Portal.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely,

L. Pennington.

Laura Pennington
Planner
CBRE National Planning & Development

Encs. Demolition Management Plan prepared by Total Reclaims Demolition
Traffic Management Plan prepared by Total Reclaims Demolition