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

31 May 2024

Submitted via the Planning Portal ref. PP-13084817

To whom it may concern,

Application to Discharge Condition 3 'Highways Dilapidation Survey' and Condition 4 'Swept Path Analysis' relating to 35 Fountain Street, Manchester, M2 2AN

CBRE Limited is instructed by its client, 35 Fountain Street Limited, to submit an application to discharge pre-commencement planning conditions no. 3 (Highways Dilapidation Survey) and no.4 (Swept Path Analysis) 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 discharge the requirements of planning condition no. 3 (Highways Dilapidation Survey) and no.4 (Swept Path Analysis) 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 conditions to which this application relates, alongside the relevant submission documents which fulfil the requirements of these conditions.

Condition 3 – Highways Dilapidation Survey

Condition Wording	Information submitted to fulfil requirement
Before the development commences, a highways dilapidation survey must be carried out and agreed in writing with the City Council as local planning authority.	Please find enclosed Highways Dilapidation Survey which has been prepared SLR Consulting Limited (SLR).

Condition 4 – Swept Path Analysis

Condition Wording	Information submitted to fulfil requirement

Before the development commences, a swept path analysis exercise must be carried out for the access and egress of construction vehicles, and agreed in writing with the City Council as local planning authority.	Please find enclosed Vehicle Swept Path Analysis – Technical Note which has been prepared SLR Consulting Limited (SLR).

Summary

The application has been submitted electronically via the Planning Portal Ref. PP-13084817 . 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,

Laura Pennington
Planner
CBRE National Planning & Development

Encs. Highways Dilapidation Survey
Vehicle Swept Path Analysis - Technical Note