

Our Ref: 2022-020
Your Ref: PP-12881213

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

8th April 2024

Dear Sir/Madam,

Re: 58 Mosley Street, Manchester, M2 3HZ
Application to Discharge Conditions 3 and 5 of Planning Permission Ref: 135988/FO/2023

We write on behalf of our Client, M&G Mosley Limited, with an application for the full discharge of planning conditions 3 and 5 of planning permission ref. 135988/FO/2023 at 58 Mosley Street, Manchester.

The application is supported by the following documents:

Related to	Document	Author / Reference
Condition 3 (Construction Management Plan)	Construction Phase Plan	TSK
Condition 5 (Materials)	Exterior Samples Submission	JM Architects reference 7002 -JMA-XX-XX-RP-00 4001-P01
	Construction Environmental Plan	TSK
	Site Waste Management Plan	TSK
	Waste Management Proforma	TSK

This supporting cover letter, documents and requisite application form have been submitted online via the Planning Portal under reference PP-12881213 and the requisite application fee has been paid online.

Background

Planning permission was granted on 6th November 2023 ref.135988/FO/2023 This related to the following works:

'Refurbishment of existing office building to comprise elevational alterations, a single storey rooftop extension with external roof terrace (Use Class E), installation of photovoltaic panels and works to extend the pavement of Booth Street and install street furniture.'

More recently, the non-material amendment application reference 38925/NMC/2023 was submitted to Manchester City Council. The proposed non-material amendment sought to a) substitute plans referenced in Condition 2 of the aforementioned consent, b) amend the wording of Conditions 10, 12, and 21. This was required to correct inaccuracies and remove reference to measures which are unsuitable for the development. The application secured approval by the Council on 22nd January 2024.

Condition 3 states;

'No external works shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Manchester City Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone including a scheme for the protection of the Overhead Line Equipment Building Fixing and shall be adhered to throughout the construction period. The CMP shall provide for: -

- a) protection of Metrolink equipment generally and specifically the Overhead Line Equipment Building Fixing;*
- b) the retention of 24hr unhindered access to the Overhead Line Equipment, trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.*
- c) pedestrian management proposals to ensure that a suitable footway width is retained and that pedestrians are not forced into the tramway path;*
- d) loading and unloading of plant and materials;*
- e) construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);*
- f) the design, erection, maintenance and dismantling of scaffolding, having due regard to climbing risk and also the provisions of BS EN 50122-1; please note the installation and dismantling is likely to require an electrical isolation of the Metrolink overhead wires;*
- g) the design, erection, maintenance and removal of security hoarding, if used. This should be at a minimum distance of 1.5m from the kerb which demarcates the tramway path, unless otherwise agreed with Transport for Greater Manchester, please*

note that any hoarding along the footway would be within the Metrolink drop zone for the overhead wires and will therefore need to be made of nonconductive material or earthed, bonded or designed such that they do not become live should a failure of the overhead lines occur;

- h) measures to control the emission of dust and dirt during construction;*
- i) the phasing and quantification/classification of vehicular activity associated with planned construction with 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 and associated traffic management measures;*
- j) appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway;*
- k) contractor parking provision;*
- l) measures to deal with mud and dust on the highway;*
- m) consideration of ongoing construction works and contractor parking in the locality;*
- n) details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete; and*
- o) compound locations where relevant. o) location, removal and recycling of construction waste.'*

Condition 5 states;

'Notwithstanding the details submitted with the application, prior to the installation of any external materials the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- a) Samples and specifications of all material to be used on all external elevations and rooves of the development including the alterations to the heritage asset, drawings to illustrate details of the sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, details of the junction of the new build elements to the existing building, a programme for the production of the sample panels and a strategy for quality control management.*
- b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable*

material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

- c) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority.'

To support the full discharge of Conditions 3 and 5, the following documents are enclosed:

Related to	Document	Summary
Condition 3 (Construction Management Plan)	Construction Phase Plan	The Construction Phase Plan includes agreed safe methods of working adjacent to the Metrolink Hazard Zone, included a scheme for the protection of the overhead line equipment (please refer to Section 10 of the Plan). We therefore consider that the enclosed Plan satisfies condition requirements to allow for the full discharge of Condition 3.
Condition 5 (Materials)	- Exterior Samples Submission (prepared by JM Architects reference 7002 -JMA-XX-XX-RP-00 4001-P01) - Construction Environmental Plan - Site Waste Management Plan - Waste Management Proforma	The Exterior Samples Submission provides full sample and specification details for all external elevations and rooves. For instance, the proposed materials for the roof terrace include aluminium brise soleil (black) walling finish. TSK have prepared the Construction Environmental Plan, Site Waste Management Plan and Waste Management Proforma to outline the approach for utilising more efficient materials and implementing a management strategy for control. It is therefore considered that the enclosed documents satisfy conditions requirements.

It is therefore accepted that the enclosed documentation satisfies requirements listed in the aforementioned conditions to allow for the applied discharge.

Summary and Closing

We trust you have sufficient information to validate this application and allocate it to an officer.
If you require anything further, please don't hesitate to contact me.

Yours sincerely,



Emily Bates
Planner
On behalf of NJL Consulting