

Our Ref: 04C201975
Your Ref: PP-12293621

13 February 2024

Michael Pearson
Planning Department
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Dear Michael

Arthur House, Chorlton Street, Manchester: Discharge of Conditions Application on Planning Permission Reference 137556/FO/2023

On behalf of Custodian Reit PLC ('the Applicant') please find enclosed an application to formally discharge requirements of conditions 3, 9 and 10a pursuant to planning permission 137556/FO/2023 relating to Arthur House, Chorlton Street, Manchester.

Full planning permission (137556/FO/2023) was granted on 31st January 2023 for the following development:

"External alterations associated with refurbishment of existing office space comprising the installation of new roof terrace with pergola; installation of solar panels; installation of new security fencing, creation of access lobby, refurbishment of entrance plaza, new planters, creation of gym with associated changing rooms and studio, cycle store."

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 3

Condition 3 states:

"Prior to the commencement of any works relating to the replacement windows hereby approved, exact details of their profile and depth, as well as material samples shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then proceed in accordance with the approved details."

In order to discharge Condition 3 please find enclosed:

- Frame Specification prepared by SIS Projects (reference: 01107-000 C02);
- GA Elevation prepared by SIS Projects (reference: 01107-001 C01);
- Window Type 1 prepared by SIS Projects (reference: 01107-002 C02);

- Window Type 1A prepared by SIS Projects (reference: 01107-003 C01);
- Elevation B Curtain Walling prepared by SIS Projects (reference: 01107-004 C01); and,
- Elevation D Windows prepared by SIS Projects (reference: 01107-005 C02).

Condition 9

Condition 9 states:

"Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- *Hours of site opening/operation;*
- *Display of an emergency contact number;*
- *Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;*
- *Compound locations where relevant;*
- *Details regarding location, removal and recycling of waste (Site waste management plan);*
- *Phasing and quantification/classification of vehicular activity;*
- *Types and frequency of vehicular demands - Routing strategy and swept path analysis;*
- *Parking for construction vehicles and staff;*
- *Construction and demolition methods to be used;*
- *The erection and maintenance of security hoardings where relevant;*
- *Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;*
- *Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;*
- *Pedestrian management proposals;*
- *Loading and unloading of plant and materials;*
- *The design, erection, maintenance and dismantling of scaffolding.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan."

In order to discharge Condition 9 please find enclosed:

- Scaffolding plan prepared by LEA Technical Design Services (reference: 1002/1);

- Scaffolding Compliance Sheet prepared by LEA Technical Design Services;
- Construction Phase Health and Safety Plan prepared by MJM Contract Services;
- Ground Floor Compound Plan prepared by Youth (reference: 223-YOU-XX-00-DR-I-0202);
- Scaffolding and Access Plan prepared by LEA Technical Design Services;
- Method Statement prepared by MJM Contract Services; and,
- Site Waste Management Plan prepared by MJM Contract Services.

The following table specifies within which document to refer to for each of the condition criteria.

Condition Criteria	Document
Hours of site opening/operation	Monday to Friday 7:00-16:30
Display of an emergency contact number	Please refer to page 1 of the Method Statement
Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions	Please refer to page 26 of the Construction Phase Health and Safety Plan and Page 3 of the Method Statement
Compound locations where relevant	Please refer to Ground Floor Compound Plan
Details regarding location, removal and recycling of waste (Site waste management plan)	Please refer to Site Waste Management Plan
Phasing and quantification/classification of vehicular activity	Please refer to page 11 item 2.8 of Construction Phase Plan attached.
Types and frequency of vehicular demands - Routing strategy and swept path analysis	Please refer to page 11 item 2.8 of Construction Phase Plan attached.
Parking for construction vehicles and staff	Please refer to Construction Phase plan page 11 item 2.8 Existing Issues or Restrictions
Construction and demolition methods to be used	Please refer to Section 5 of the Method Statement
The erection and maintenance of security hoardings where relevant	Compound area has Heras fencing in place It's maintained checked daily by MJM staff.
Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times	Access hasn't been interrupted.
Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the	Please referee to Construction Phase Plan page 14 item 3.4 Arrangements for Communication.

development along with the complaints procedure	
Pedestrian management proposals	Please referee Construction Phase Plan page 24 item 4.2
Loading and unloading of plant and materials	Please refer to section 4.4 of the Method Statement
The design, erection, maintenance and dismantling of scaffolding	Please refer to Scaffolding Plan, Scaffolding Compliance Sheet, and Scaffolding and Access Plan

Condition 10a

Condition 10a states:

"Within three months of the date of this decision notice a scheme for the on site provision of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved scheme being made available for use prior to the occupation of the development and shall then be retained thereafter."

In order to discharge part a of Condition 10 please find enclosed:

- Pod Point Feasibility Study showing the details of 6 x Solo 7kW electric charging points.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited