

26 January 2024

Delivered via Planning Portal

Rob Griffin
Manchester City Council
Town Hall, Albert Square
Manchester
M2 5DB

Dear Rob,

**DISCHARGE OF CONDITION 17 PURSUANT TO PLANNING PERMISSION REFERENCE: 138126/00/2023,
UNIVERSITY OF MANCHESTER, FALLOWFIELD CAMPUS**

On behalf of the University of Manchester, we are pleased to enclose an application to discharge condition 17 (demolition management plan) pursuant to outline planning permission (Ref: 138126/00/2023) at the above site.

The application is submitted via the Planning Portal (Ref: PP-12757907) and comprises this covering letter, application form and electronic copies of the documents listed below. The requisite application fee of £209 has been paid online, via the Planning Portal.

Background

Manchester City Council ('MCC') granted outline planning permission, Ref: 138126/00/2023 ('the Original Permission') to redevelop the existing student campus, through demolition of existing accommodation buildings, to be replaced by the phased development of up to 3,300 purpose built student accommodation (PBSA) bedrooms, with associated facilities including waste storage, laundry and cycle storage, with a further 4,500sqm of floorspace used for ancillary purposes to the student residential use of the site and an additional up to 55 bedrooms for ancillary supporting staff accommodation and up to 1,200sqm of ancillary residential dwellings, to include all associated car parking, hard and soft landscaping, open space, utilities, footpath and roads.

The application was determined at Planning Committee on the 18th January 2024. During the determination stage of the application, a Demolition Environment Management Plan (DEMP) was submitted to and consulted on by MCC. However, consultee comments were received close to the committee date and therefore allowed for no time to allow us to make the necessary amendments and re-submit to MCC, to be re-consulted on before the committee heard the application. Resultantly, a planning condition (Condition 17) has been imposed on the decision notice requiring the submission of this DEMP (and any subsequent DEMPs in relation to the phased delivery of the site). This discharge application submits a DEMP which has responded to all previous consultee comments, specifically those recently raised by the Environmental Health Officer in regard to ongoing noise monitoring during the demolition of Owens Park.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

Due to the phased nature of the development and in accordance with the approved Phasing Plan, this discharge application is seeking the part-discharge of condition 17 in relation to Phase One A – Owens Park. A copy of the approved phasing plan is shown here:

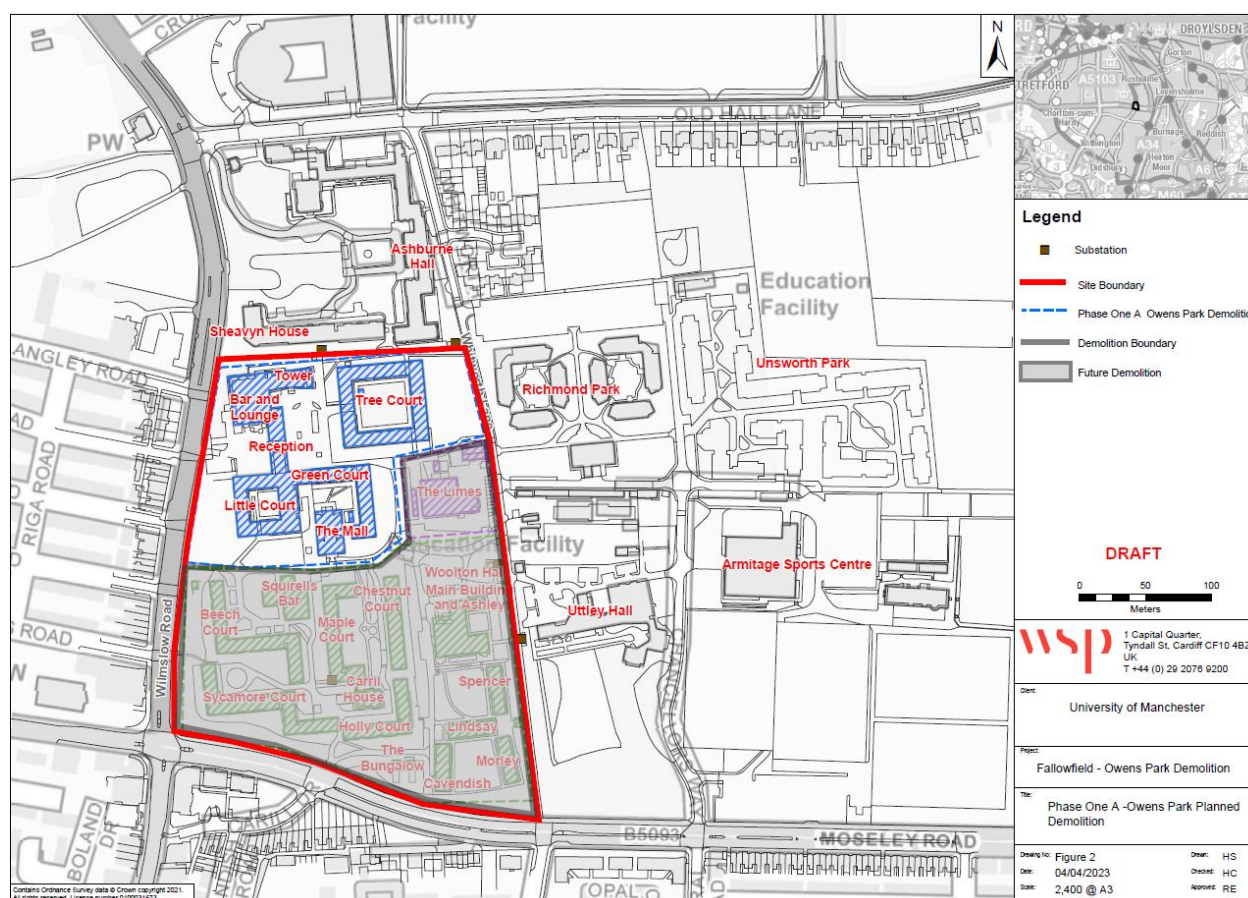


Figure 1: Phase One A – Owens Park Planned Demolition, as approved on planning ref: 138126/OO/2023

The summary of the submitted information is provided below.

Condition 17 (Demolition Management Plan)

Condition 17 states:

Prior to the commencement of demolition works including site and vegetation clearance within any phase of development, a demolition 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:

- Measures to control noise and vibration;
- Method statement for the removal, storage, and timescale for the submission of a scheme for the re-use of features within the site identified as being of heritage value within the approved Heritage, Townscape, Visual, Impact Assessment;
- Dust and smoke suppression measures;
- Sheeting of construction vehicles;
- Avoidance strategy for nesting birds;
- Management of mammals and hedgehog;
- The phasing and quantification / classification of vehicular activity associated with the demolition;

- *Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway;*
- *A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site;*
- *Contractor parking provision.*

The demolition works shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents and for reasons of flight safety and protection of wildlife pursuant to policies SP1, EN15, EN19, DM1 and DM2 of the Manchester Core Strategy.

The enclosed Demolition and Environment Management Plan (document ref: Rev G, January 2024) and supporting Dust, Noise and Vibration Management Plan (Appendix G, doc ref: DNVM PLAN – C0555 – 001 – 18.01.24) confirms that the environmental responsibilities of demolition will be suitably managed to safeguard the amenities of nearby residents, including flight safety and the protection of wildlife.

Conclusion

I trust that you have the relevant information in order to both validate this application and to discharge condition 17 pursuant to planning permission Ref: 138126/OO/2023.

However, should you have any queries, please do not hesitate to contact me.

Yours sincerely



Ollie Thomas
Associate Director

ollie.thomas@turley.co.uk

07970 275 340