

Our Ref: JB/RM/04C201550

Your Ref: 136492/FO/2023

31st October 2023

Jennifer Atkinson
Planning
Building and Licencing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP-12555658

Dear Jennifer

APPLICATION FOR DISCHARGE OF CONDITIONS 3 (CONSTRUCTION MANAGEMENT PLAN), 4 (LOCAL BENEFIT PROPOSAL) AND 16 (WASTE BREAKDOWN) IN RELATION TO PLANNING PERMISSION FOR THE ERECTION OF A NEW EDUCATIONAL FACILITY (USE CLASS F1(A)) WITH ASSOCIATED AMENITY SPACE, SERVICING, ACCESSIBLE PARKING BAYS, CYCLE STORAGE AND OTHER WORKS (LPA REF: 136492/FO/2023) ON LAND OFF GREAT DUCIE STREET, MANCHESTER

Avison Young has been instructed by The LTE Group in relation to the above planning permission 136492/FO/2023 that was granted by Manchester City Council on 18th August 2023.

I formally submit the enclosed information which seeks to discharge Conditions 3, 4 Part A and 16 attached to the planning consent.

All the submission material to support the application has been submitted via the Planning Portal (Ref: PP-12555658). The application fee of £116 (plus £64 Planning Portal Service Fee) has been paid via BACS payment.

Condition 3

Condition 3 states:

"Notwithstanding the Construction Management Plan prepared by Wilmott Dixon received by the City Council, as Local Planning Authority, on the 16 March 2023, prior to the commencement, a detailed construction management plan outlining working practices shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Consultation with local residents;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*

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 development shall be carried out in accordance with the approved construction management plan."

In response to Condition 3, the following information has been submitted:

- Construction Management Plan – TMC 2 Rev C

Condition 4, Part A

Condition 4, Part A, states:

"a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives."*

In response to Condition 4, Part A, the following information has been submitted:

- CCP2 – Local Labour KPI Proposal and Reporting

Condition 16

Condition 16 states:

"Notwithstanding the Waste Provision Calculation received by the City Council, as Local Planning Authority, on the 16 March 2023 and waste calculation received by the City Council, as Local Planning Authority, on the 13 June 2023, prior to any above ground works details of the breakdown for number of containers for each waste stream for phases 1 and 2 combined shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ."

In response to Condition 16, the following information has been submitted:

- TMCP2-BBA-XX-XX-PP-A-9001-Waste provision Calc-S2-P04

Summary

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely



James Borley
Senior Planner
07464 652865
james.borley@avisonyoung.com
For and on behalf of Avison Young (UK) Limited