

FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0276
Your Ref: PP-12686772

Submitted via the Planning Portal (ref: PP-12686772)

Date: 21st December 2023

Dear Jennifer,

Application to Discharge Condition 9 of Full Planning Permission Reference 136814/FO/2023 - Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester

On behalf of our client, Northern Gateway (FEC) No. 11 Limited ("the Applicant"), please find enclosed an application to discharge condition 9 of full planning permission reference 136814/FO/2023 at Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester ("the site"). The full planning permission was granted on 18th December 2023 for the following development at the site:

"Erection of a phased residential led mixed use development comprising three residential towers (Use Class C3a) (NT02 34 storeys, NT03 part 8, part 20 and part 31 storeys and NT04 part 8, part 27 storeys) with associated flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); erection of a 6 storey residential amenity space within a clubhouse building (part of NT02), with associated car and cycle parking, hard and soft landscaping, improvement works to Dantzic Street, drainage infrastructure and associated engineering works following demolition of existing buildings and structures"

This application is accompanied by the following:

- This Covering Letter prepared by Asteer Planning LLP;
- Application form completed by Asteer Planning LLP; and,
- Project Execution Plan prepared by BAM Nuttall (dated 7th November 2023).

Condition 9 – Construction Management Plan

Condition 9 is worded as follows:

"Prior to the commencement of the Enabling Works, a detailed construction management plan outlining working practices for the Enabling Works shall be submitted to and approved in writing by the Local Planning Authority.

The construction management plans shall include:

- *Display of an emergency contact number;*
- *Communication strategy with residents;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *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.*
- *Details of the measures which will be taken to ensure the protection of controlled water resources.*

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 Enabling Works shall be carried out in accordance with the approved construction management plans for the duration of the Enabling Works of the development."

A Project Execution Plan has been prepared by BAM to discharge condition 9 of full planning permission 136814/FO/2023. This plan describes the methods to be implemented to control the health safety and environmental requirements with regard to the project scope of works, as detailed in section 2.1 of the plan. The Council's EHO has reviewed and commented on draft versions of the Project Execution Plan, and should there be any further comments we would welcome an ongoing dialogue with the Council's EHO.

The planning application fee of £209 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (ref: PP-12686772).

We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,



Georgina Blackburn

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For and on behalf of Asteer Planning LLP