24 November 2023

Manchester City Council
Planning Department
PO Box 532.
Town Hal
Manchester
M60 2LA

Planning Portal Reference

Dear Sir/Madam,

DISCHARGE OF CONDITION 20 – CONSTRUCTION MANAGEMENT ATTACHED TO PLANNING PERMISSION 137424/FO/2023 ERECTION OF A TWO-STOREY DATA CENTRE (4153M² GIA), TOGETHER WITH THE RECONFIGURATION OF ACCESS ARRANGEMENTS AND PARKING LAYOUT, LANDSCAPING AND ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF SIMON HOUSE

SIMON HOUSE, BROWNLEY ROAD, MANCHESTER M22 5RA

On behalf of the applicant Teledata UK Ltd we seek the discharge of Condition 20 which relates to the submission and approval of a construction Management Plan.

We therefore submit the following in respect of Condition 20:

- 1:1250 Site location Plan
- Construction Management Plan 2023 (key source)
- This supporting cover letter

Condition 20 - Construction Phase Plan and Environmental Management Plan

The condition states as follows:

20) No development shall take place until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan shall provide for:

a) A construction programme including phasing of works;
b) 24 hour emergency contact number;
c) Expected number and type of vehicles accessing the site:- i) Deliveries, waste, cranes, equipment, plant, works, visitors; ii) Size of construction vehicles; iii) The use of
a consolidation operation or scheme for the delivery of materials and goods; iv) Phasing of works;
d) Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):-Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;

e) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
f) Locations for loading/unloading, waiting/holding areas and means ofcommunication for delivery vehicles if space is unavailable within or near the site;
g) Locations for storage of plant/waste/construction materials;
h) Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
i) Arrangements to receive abnormal loads or unusually large vehicles;
j) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
k) Any necessary temporary traffic management measures;
l) Measures to protect vulnerable road users (cyclists and pedestrians);
m) Arrangements for temporary facilities for any bus stops or routes;
n) Method of preventing mud being carried onto the highway;
o) Method of dust and smoke suppression;
p) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Background

The submitted Construction Management Plan follows on from the Framework Construction Management Plan produced by RGP at the planning application stage. Prior to planning permission 137424/FO/2023 on the 20 July 2023 Prior Notification (Ref 137327/DEM/2023 was granted for the demolition of the existing 2 storey Simon House. The existing building has now been demolished in accordance with the prior notification and the supporting Demolition Method Statement (including Risk Assessment documents) prepared by Jim Wise Demolition Ltd and submitted as part of this application.

The Construction Management Plan therefore relates to the next phases on development. The document incorporates all the information as set out in criteria a to p for all works post demolition. The construction phase is scheduled to commence mid-January 2024 with the above ground works anticipated for March 2024. Condition 20 is the only pre-commencement condition and is therefore the priority at this stage.

Conclusion

Yours sincerely

Vivienne Goddard

Vivienne Goddard
Associate

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