

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our ref: 22-00685
Date: 13 September 2023

Dear Sir/Madam,

Re: Application for approval of details reserved by Condition 4 of Planning Permission 135647/FO/2022 at Lowry House, 550 Mauldeth Road West, Chorlton, M21 7AA

We act on behalf of our client, Lidl Great Britain Limited, and we are instructed to submit a discharge of condition application in respect of the above site. The detailed planning permission (ref: 135647/FO/2022) provides for the erection of a new Lidl foodstore and associated works which include vehicle parking, access and landscaping.

The application was formally approved on 2nd June 2023, with a number of planning conditions attached to the permission requiring discharge. Accordingly, we seek to discharge the following conditions:

Condition	Topic
Condition 4	Construction Method Statement

The application has been submitted via the Planning Portal (PP-12449349) on 13th September 2023. We enclose the following documents relevant to the planning application:

- Completed Planning Application Form;
- Application Covering Letter (this letter) dated 13th September 2023; and
- Construction Phase Plan;

The planning application fee of £116 has also been paid.

Condition 4 states:

4) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- *A construction programme including phasing of works;*
- *24 hour emergency contact number;*
- *Expected number and type of vehicles accessing the site;*

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- Deliveries, waste, cranes, equipment, plant, works, visitors;
- Size of construction vehicles;
- The use of a consolidation operation or scheme for the delivery of materials and goods;
- Phasing of works;
- 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;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. 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.
- Full details of the impact of the demolition of the property upon the neighbouring designated heritage asset.
- An amended Demolition Method Statement for the building on site that has controls over demolition vehicle access during school drop off and pick up hours, and;
- A further updated existing asbestos Type 2 survey in relation to that building.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

In this regard, please refer to the Construction Phase Plan. The applicant is progressing only the demolition of the existing building at this stage, which will be completed separately from the construction of the new building. Therefore the Construction Phase Plan only relates to the relevant points for the Demolition.

I trust that the information provided is sufficient to discharge the above listed conditions and we look forward to confirmation of early validation and determination of this application, however, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours faithfully,


J Ambrus (Sep 13, 2023 15:15 GMT+1)

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