

Our Ref: 04C300625/LS
Your Ref: 135123/FO/2022

01 November 2023

Lucy Harrison
Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Submitted via the Planning Portal PP-12557734

Dear Lucy,

4 HARDMAN SQUARE, MANCHESTER, M3 3EB: PLANNING CONDITION DISCHARGE APPLICATION

On behalf of our client, Cubic Works Ltd, please find enclosed an application to discharge planning condition no. 4 of the planning permission for refurbishments to an existing office building. The full application (ref: 135123/FO/2022) was consented on the 24 January 2023:

"Development comprising extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works"

Condition 4 (Construction Management Plan)

Condition 4 is worded as follows:

"4) The development shall be carried out in accordance with a Construction Management Plan (CMP) that has been submitted to and approved in writing by the City Council as local planning authority before the development commences.

The CMP shall include:

- *a community consultation strategy that details how and when the Courts, local businesses and any residents will be consulted on matters such as hours of work, noisy working, road closures and suspension of parking bays;*
- *details of an emergency contact telephone number for the site contractor to be displayed in a publicly accessible location;*
- *the routing of construction traffic;*

- details of the vehicular activity associated with the construction including appropriate swept-path assessment and identification of vehicular access points into the site;
- compound locations where relevant;
- details of the location and arrangements for any parking of vehicles of site operatives, contractors and visitors;
- measures to control dust and mud including on the surrounding highway and including how the wheels of contractor's vehicles are to be cleaned during the construction period;
- a highway dilapidation survey including photographs and commentary on the condition of the carriageways/footways on construction vehicle routes surrounding the site;
- the loading and unloading of plant and materials;
- dust suppression measures; and
- sheeting 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."

Supporting Materials

A Construction Management Plan (Rev 2-2) has been prepared by Cubic Works (Issue 01) and is considered sufficient to discharge Condition 4.

Summary

A payment of £180 (including the £64 planning portal service charge) has been made via the Planning Portal to cover the requisite planning fee. We look forward to receiving your confirmation that the relevant planning conditions have been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited