

22 September 2023

Delivered by Planning Portal

Jennifer Atkinson
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
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Ref: IQSM3015

Dear Jennifer

DISCHARGE OF PLANNING CONDITION 4 (CMP) AND 5 (LOCAL LABOUR PROPOSAL) PURSUANT TO PLANNING PERMISSION REFERENCE 136874/FO/2023 ECHO STREET, MANCHESTER, M1 3QJ

On behalf of iQ Student Accommodation ('iQ' / 'the Applicant'), I am pleased to enclose an application to discharge Conditions 4 (CMP) and 5 (Local Labour Proposal) pursuant to the above referenced planning permission.

This application has been submitted via the Planning Portal (ref. PP-12475510) and comprises electronic copies of the following documents:

- Application Form
- This covering letter
- Construction Management Plan (dated 14th September 2023) prepared by Bowmer and Kirkland ('B+K')
- Local Labour Agreement (dated September 2023), prepared by B+K

The requisite planning application fee of £116 has been paid directly to Manchester City Council ('MCC') via the Planning Portal.

BACKGROUND

As you are aware, in May 2023, full planning permission was granted for the erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works (LPA ref. 136874/FO/2023). The permission includes a number of conditions to be discharged. This application relates to the discharge of condition 4 (CMP) and 5 (Local Labour Proposal).

A summary of the information submitted is provided below.

Condition 4: Construction Management Plan

Condition 4 states:

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

For the avoidance of doubt the construction management plans shall include:

- o Display of an emergency contact number;*
- o Communication strategy with residents;*
- o Details of Wheel Washing;*
- o Dust suppression measures;*
- o Compound locations where relevant;*
- o Location, removal and recycling of waste;*
- o Routing strategy and swept path analysis;*
- o Parking of construction vehicles and staff; and*
- o 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 plans for the duration of the demolition and construction parts of the development.”

The enclosed Construction Environmental Management Plan ('CEMP'), prepared by B+K, seeks to identify the environmental mitigation measures and management controls to minimise the construction impacts of construction of proposed development.

The CEMP confirms that the emergency contact number for the site will be displayed at the site entrance and provides an example of what this display will look like (page 6). The Plan states that communication with the public and wider community will be the responsibility of the Contracts Manager and Project Manager; this will involve meetings, notices, newsletters and site visits as appropriate, as well as assisting with the resolution of any complaints raised relating to nuisance during the works (page 5).

Furthermore, the CEMP includes the following:

- Confirms that B+K will provide wheel washing facilities in the form of a jet wash at site exit point, particularly during reduced level dig and as required (page 20);
- Where appropriate, they will ensure bulk deliveries/collections are sheeted (page 20);
- Provide dust mitigation measures (page 15);
- Compound locations and additional areas of material storage (see Appendix A of CEMP);
- Confirms that the amount of waste produced will be minimised by consideration in development of the design and, where produced, will be reused before recycling / disposal options are considered (page 23);
- Details of the routing strategy and swept path analysis (page 21); and
- Details of parking (page 20).

Condition 5: Local Labour Proposal

Condition 5 states:

“a) Prior to the commencement of the development, details of a Local Labour 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 Labour 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 Labour Proposal*
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives.”*

The enclosed Local Benefit / Social Value Proposal, prepared by B+K, sets out the proposed approach to local labour and establishes a target of sourcing 50% of the workforce from within Greater Manchester, including 20% from the City of Manchester. A target of 30 no. local apprentices will be engaged on the project, three T-level work experience placements, 38 engagement activities with local education establishments and 19 local community/fundraising events. Furthermore, B+K will endeavour to participate in 8 career activities to support unemployed people, through organisations such as Manchester Adult Education and Skills Construction Centre.

B+K will adopt the ‘Themes, Outcomes and Measures’ approach considering economic, social and environmental impacts, and capture the social value contribution. B+K have appointed a designated local labour officer for the scheme who will be responsible for all contact with stakeholders affected by the development and will submit an end of project social value report to Manchester City Council.

This application seeks to discharge part (a) of the condition. A final report, setting out the outcomes of the Local Benefit Proposal, will be submitted in order to discharge part (b) of the condition within one month of project completion.

It is therefore considered that the Local Benefit / Social Value Proposal satisfies the requirements of condition 5 and can be successfully discharged.

CONCLUSION

In reviewing the information detailed above, we trust you have all the information you require to validate this application and approve the details associated with Conditions 4 (CMP) and 5 (Local Labour Proposal) to planning permission 136874/FO/2023. However, please do not hesitate to contact me or my colleague Olivia Carr (olivia.carr@turley.co.uk) if you have any queries.

Yours sincerely,



Rebecca Boston
Assistant Planner

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