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Our Ref: 04C101005

Your Ref: PP: 12329262

20 July 2023

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ST GABRIELS HALL, 1 OXFORD PLACE (PERMISSION REF: 135278/FO/2022) – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4A, 19 and 27A (PP REF: 12329262).

On behalf of our client, McLaren Property Limited ('the Applicants'), please find enclosed an Application for Approval of Details Reserved by Condition in relation to full planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'). Full planning permission was granted on the 17th March 2023 following a resolution to grant planning permission at Manchester City Council's planning committee on 16th March 2023, for the following description of development:

'*Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.*'

The following has been submitted in support of Condition 4a, 19 and 27a:

Condition 4a Demolition Management Plan
Condition 4a reads:

"Prior to the commencement of demolition, a Demolition Management Plan outlining practices during demolition development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For avoidance of doubt, the Demolition Management Plan should include:

- *Measures to control noise and vibrations;*
- *Dust suppression measures; - Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Details of an emergency contact telephone number;*
- *Parking on construction vehicles; and*

- *Sheeting over of demolition vehicles*

The development shall only be carried out in accordance with the approved Demolition Management Plan."

The following has been submitted in support of Condition 4a:

- Demolition Management Plan by McLaren dated July 2023.

Condition 19 Reasonable avoidance measures method statement
Condition 19 reads:

"Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details."

The following has been submitted in support of Condition 19:

- St Gabriel's Discharge of Condition 19 (Reasonable Avoidance Measures Method Statement) by Rachel Hacking Ecology dated 26th June 2023.

Condition 27a Details of Local Benefits Proposal
Condition 27a reads:

"Prior to the commencement of the development, details of a Local Benefit 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 Benefit 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 Benefit Proposal;

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives."

The following has been submitted in support of Condition 27a:

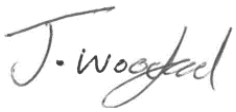
- Local Benefits: Improving Social Value Report by McLaren.

The correct planning application fee has been calculated as £180 (including £64 service charge) and this amount has been paid to the Planning Portal (ref: PP- 12329262).

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I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours faithfully



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For and on behalf of Avison Young (UK) Limited