

28 July 2023

FAO Angela Leckie  
Manchester City Council  
Planning Department  
PO Box 532  
Town Hall  
Manchester

Dear Angela,

**Plot 10, First Street – Application for Discharge of Condition 5 for Planning Permission Reference 135987/FO/2023**

Please find enclosed a Condition Discharge application submitted by Ask Real Estate Ltd, for the discharge of Planning Condition 5 relating to the drainage infrastructure works in Hulme Street and River Street to facilitate development at Plot 10 First Street. For clarity, the original Planning Permission (Reference: 135987/FO/2023) approved the following description of development:

*“Excavations and landscaping works to return footpaths and road surfaces associated with works to divert existing sewer.”*

The proposals seek to divert the extant drainage network present within Plots 10a and 10b, so that these routes run along the adjacent Hulme Street and River Street, with connections into each plot, servicing each development. In this regard, the works will comprise essential enabling infrastructure to facilitate these two regeneration projects.

Ask Real Estate Ltd are now seeking to discharge the relevant pre-commencement conditions to secure permission to begin works on site and progress these enabling works. The table overleaf sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

| CDN No. | Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Full or Partial Discharge | Submitted Information                                           |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------|
| 5       | <p>Notwithstanding the details set out within the Project Management Plan (including Construction Phase H&amp;S Plan), Plot 9A&amp; 10A Drainage Diversion Works, First Street Rev No MB2 28-02-2023 by BAM prior to the commencement of the development further details on the following working practices during development shall be submitted to and approved in writing by the local planning authority. This shall include:</p> <ul style="list-style-type: none"> <li>• Dust Suppression Measures;</li> <li>• Compound locations where relevant;</li> <li>• Details of an emergency contact telephone number;</li> <li>• A community consultation plan; and</li> <li>• Sheeting of construction vehicles.</li> </ul> <p>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.</p> <p>Development shall be carried out in accordance with the approved construction management plan.</p> <p>The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions.</p> <p>(For city centre major developments) In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition</p> | Full Discharge            | Construction Management Plan, prepared by Lendlease (July 2023) |

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| works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum. |
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The following documents have been submitted to discharge the above planning condition:

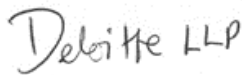
- Construction Management Plan, prepared by Lendlease

In addition to the information submitted as a specific requirement of this condition and this Covering Letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to discharge Condition 5.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: (PP-PP-12338926).

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Ellen Sanderson-Clark on 0113 292 1119 ([esandersonclark@deloitte.co.uk](mailto:esandersonclark@deloitte.co.uk)) and Cameron Radford on 0161 455 6768 ([cameronradford@deloitte.co.uk](mailto:cameronradford@deloitte.co.uk)).

Yours Sincerely



Deloitte LLP