04.08.2023

Our Ref: 2023.016

George Bissett
16 Old Market Place
Altrincham
WA14 4DF

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

Dear Sir/Madam,

Re: PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITION 22 (Construction Management Plan) OF CONSENT REF: 128446/FO/2020

We are pleased to submit this application to partially approve details reserved by condition on behalf of Milan Construction MCR Limited for Condition 22 (Construction Management Plan).

The conditions were reserved on consent ref: 128446/FO/2020 for:

Erection of a part 3/part four storey building to form a commercial use on the ground floor (Class E - 214m² floorspace) and 13 self-contained flats above (7 x 1 bed, 6 x 2 bed), with associated car parking (5 spaces) and cycle storage, following demolition of existing property.

The requisite planning application fee (£116) has been paid online via the planning portal (PP-12362746).

The application is supported by a Construction Management Plan (Demolition Phase Only).

In order to progress information required by the wider prior-to-commencement conditions attached to this consent, demolition needs to be undertaken to allow surveys such as the Phase 2 Site Investigation to be carried out. Therefore, this application for the approval of details reserved by condition seeks to partially discharge condition 22 to allow the demolition phase of the development to commence.

Condition 22 states:

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:*
    - *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.

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 Manchester Core Strategy.

The submitted Construction Management Plan provides all the information required by the condition in relation to the **demolition phase** of the development. The remaining information pertaining to the construction phase will be provided prior to commencement of construction.

We trust that you have all the information required to validate the approval of this details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



George Bissett