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6th July 2023

Dear Lucy,

Details required to discharge conditions 7(a), 8 and 9 pursuant to application ref. 129406/FO/2021 at Land at Deansgate South, Manchester

Cushman & Wakefield, on behalf of Fusion Manchester DevCo Ltd, hereby apply to Manchester City Council to discharge conditions 7(a), 8 and 9 pursuant to application ref: 129406/FO/2021.

A Non-Material Amendment application has recently been submitted (ref. 137453/NMC/2023) to amend the trigger of the pre-commencement conditions to allow demolition and site clearance works to be undertaken in advance of the main works starting. As that application is not yet determined, the condition wording below reflects the current wording as per the original decision.

Condition 7: Local Benefit Proposal

Condition 7 states:

- a) *Prior to the commencement of development, details of a Local Benefit Proposal in order to demonstrate a commitment to recruit local labour for both the construction and operation elements of the development shall be submitted to and approved in writing by the local planning authority. The approved document shall be implemented as part of the construction and occupation phases 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; and*
- (iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.*

- b) *Within six months of first occupation of the development, details of the results of the scheme shall be submitted to the local planning authority.*

The following documents are submitted to enable the discharge of part a of condition 7:

- Fusion Group Community Benefits – Employer Opportunities
- Completed Local Labour Construction Template

Condition 8: Construction Management Plan

Condition 8 states:

Prior to the commencement of development, a detailed demolition and construction management plan outlining working practices during development (including demolition works) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include:

- a) Display of an emergency contact number;*
- b) Details of Wheel Washing;*
- c) Dust suppression measures;*
- d) Compound locations where relevant;*
- e) Location, removal and recycling of waste;*
- f) Routing strategy and swept path analysis;*
- g) Parking of construction vehicles and staff;*
- h) Sheeting over of construction vehicles;*
- i) Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place;*

Development shall be carried out in accordance with the approved demolition and construction management plan.

The following documents are submitted to enable the discharge of condition 8:

- Construction Management Plan
- Appendix A – Logistics Plans
- Appendix B
 - SDG-VEC-GEN-XXX-DR-CH-0001 P02 (Site Hoarding and PM General Arrangement)
 - SDG-VEC-GEN-XXX-DR-CH-0002 P02 (HGV Vehicle Tracking)

Condition 9: Carriageway and Footway Survey

Condition 9 states :

Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the local planning authority. When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the local planning authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the local planning authority. The necessary costs for this repair and/or reinstatement shall be met by the developer.

The following document is submitted to enable the discharge of condition 9:

- Pre-Construction Carriageway Survey (and Appendices A-C)

Due to the video format of the appendices to the above report (and their subsequent considerable file size), the documents are provided to the Council via the following sharepoint link:

[Deansgate South - Condition 9](#)

Conclusion

The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP- 12288345.

I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries please do not hesitate to contact me.

Yours sincerely



Claire Pegg MRTPI MRICS
Associate, Cushman & Wakefield Planning