

Our Ref: 04C101005
Your Ref: PP-12068539

4 April 2023

Steve McCoombe
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Steve

ST GABRIEL'S, OXFORD PLACE, MANCHESTER: APPLICATION FOR A SECTION 96A NON-MATERIAL AMENDMENT TO APPLICATION REFERENCE: 135278/FO/2022

On behalf of our client, McLaren Property Limited and The Sisters of the Cross and Passion ('the Applicants'), please find enclosed a Section 96(A) planning application to make non-material amendments to Condition 4 under 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.'

Amendments Sought

This Section 96(A) planning application proposes non-material amendments to the wording of Condition 4 under planning permission 135278/FO/2022 to allow the condition to be split into two parts, one requiring a Demolition Management Plan to be submitted prior to commencement of demolition and the second requiring a Construction Management Plan to be submitted prior to commencement of development excluding demolition.

This approach of splitting the triggers for a Demolition Management Plan and Construction Management Plan has been allowed by the Local Planning Authority on other applications within Manchester, and it has been advised by the City Council that in this instance a Section 96(A) application would be an acceptable mechanism to address this. This amendment will allow for a more timely start on site, as demolition can be begin prior to the approval of a full Construction Management Plan.

Condition 4 currently states:

'4. Prior to the commencement of demolition/development, a construction management and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

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

The development shall only be carried out in accordance with the approved construction management plan.

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 proposed rewording of Condition 4 to allow demolition and construction management plans to be discharged separately is as follow (with amendments in strikethrough and bold):

'4a. Prior to the commencement of demolition/~~development~~, a ~~construction management and~~ Demolition Management Plan outlining working practices during ~~demolition development~~ shall be submitted to and approved in writing by the City Council as Local Planning Authority.

4b. Prior to the commencement of development, excluding demolition, a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority.

For the avoidance of doubt, the Demolition Management Plan and the Construction Management Plan should include:

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

*The development shall only be carried out in accordance with the approved **Demolition and Construction Management Plans**.*

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.'

In summary, the changes proposed to Condition 4 comprise non-material amendments to the full planning permission, maintaining compliance with the policies contained within the approved planning permission and not altering the conclusions of the technical assessments approved under planning permission 135278/FO/2022. These amendments are required to allow Condition 4 to be split into two parts with triggers relating to 'prior to demolition' and 'prior to commencement of development excluding demolition'.

Fee

The correct planning application fee has been calculated as £266.20 (including £32.20 service charge) and this amount has been paid to the Planning Portal (ref: PP-12068539).

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 sincerely

Vanessa Rowell
Associate
For and on behalf of Avison Young (UK) Limited