

Planning Application for
the new construction works to One
City Road, Manchester – Condition
Survey - Planning Condition 9

Ref 128002/FO/2020

Revision 1A – 14/02/23



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1 – Introduction

A Construction Environmental Management Plan (CEMP) has been produced by Marshall Construction (West Yorkshire) Ltd (MCWY) for the proposed redevelopment of One City Road, City Road East/ Medlock Street, Manchester M15 4PN (See Planning Condition 8 for full details) It describes how construction operations will be planned and controlled to minimise any detrimental impact on local amenities, neighbouring residents/businesses and infrastructure. The plan provides a qualified assessment based on current information and is subject to modification during detailed construction planning and following discussions required with Manchester Highways.

The site is located at the junction of City Road East and Medlock Street near the City centre of Manchester. The current building is accessed from City Road East and Shortcroft Street. An existing building up to 4 storeys with app. 6 storey feature tower on the northern corner currently occupies the site, this is to be demolished and redeveloped with 2No New Office buildings; 1No 15 storeys incl. roof plant plus basement plantroom, the other 11No storeys incl. roof plant plus basement plantroom. The new structure will comprise a steel frame with composite floors around a structural core, the structure will be sat on new pile foundations with a façade mixture of precast feature panels and inset glazing. The offices will include a main circulation and service core with open plan office areas around the cores complete with primary mechanical and electrical services, suspended ceilings and raised access floors.

2 – Condition Survey

Prior to the commencement of development, a full photographic survey of condition all carriageways/footways in and around the vicinity of the site will be taken (where necessary video records will also be carried out) The results of the survey will then be submitted to Manchester City Council (prior to commencement on site) for MCC records and assessment.

If during the construction period, any damage occurs to the carriageways or footways, they will be repaired and reinstated to the original condition.

When all construction/fit-out works are complete, the same carriageways/footways will be re-surveyed and the results submitted to Manchester City Council for assessment.