

Our Ref : MB/One City Road
Your Ref : 128002/FO/2020
Email: mbell@marshallcdp.com



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Lucy Harrison
City Centre Team
Growth and Neighbourhoods Directorate
Manchester City Council
Planning Department
PO BOX 532
Town Hall
Manchester
M60 2LA

27 March 2023

Dear Lucy

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3, 4a), 5a) & b),
6a), 8, 9, 11, 12, 13, 16a) and 21 ATTACHED TO PLANNING PERMISSION 128002/FO/2020
ONE CITY ROAD, 1 CITY ROAD EAST, MANCHESTER, M15 4PN
PLANNING PORTAL REFERENCE: PP-12049023**

Further to the receipt of planning permission reference 128002/FO/2020 on 26 January 2021 please find enclosed an application for approval of details reserved by the following conditions:

Condition 3 – Trees

We can confirm that works to trees will take place outside of the bird nesting season.

Condition 4a) – Site Investigation

Please find enclosed a letter from Nx Consulting dated 22 February 2023 setting out a scope of works for the Site Investigation.

Condition 5a) & b) – Archaeology

Please find enclosed a WSI prepared by the University of Salford dated February 2023, a copy of which has already been sent to Ian Miller at GMAAS.

Condition 6a) – Local Benefits Proposal

Please find enclosed a Local Benefits Proposal dated 14 February 2023 for the construction phase prepared by Marshall Construction.

Condition 8 – Construction Management Plan (CMP)

Please find enclosed a CMP dated 14 February 2023 prepared by Marshall Construction.

Condition 9 – Highway Condition Survey

Please find enclosed a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site dated 14 February 2023 prepared by Marshall Construction.

Conditions 11 & 12 – Programme for External Materials and Public Realm Works

Please find enclosed a Programme dated 24 March 2023 prepared by Marshall Construction.

Condition 13 – Drainage

Please find enclosed the following documents prepared by Booth King:

- Flood Risk Assessment and Drainage Statement
- SuDS Proforma
- 13842-BKP-V1-DR-C-530 P1 Existing and Proposed Hardstanding Area
- 14681- ACO Design
- 14681 – Surface Water Calculations
- 14681-BKP-ZZ-XX-DR-S-0500 P01 Drainage General Arrangement
- 14681-BKP-ZZ-XX-DR-S-0502 P01 Blue Roof General Arrangement
- 14681-BKP-ZZ-XX-DR-S-0510 P01 Drainage Details Sheet 1
- 14681-BKP-ZZ-XX-DR-S-0511 P01 Drainage Details Sheet 2
- 14681-BKP-ZZ-XX-DR-S-0512 P01 Drainage Details Sheet 3
- Alumasc Blue Roof Calculations

Condition 16a) – TV Reception Survey

Please find enclosed a survey on the existing television reception in the area prepared by G Tech Surveys.

Condition 21 – Air Quality Mitigation Measures

Please find enclosed a Technical Note on Air Quality dated 3 February 2023 prepared by Cundall. I would also refer you to the CMP provided for Condition 8 which sets out measures during the construction period.

If you require anything further to be able to progress please do not hesitate to contact me on (01422) 376821 or 07469 159406.

Yours sincerely,

Miranda Bell

**Planning Manager
Commercial Development Projects Limited
Telephone : 01422 376821**