

22 November 2022

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

Dear Anthony,

CityLabs 4.0, Hathersage Road - Application for Discharge of Condition 4 (Construction/Fit-out Management Plan) and Condition 24a (Local Benefits Proposal) of Planning Permission Reference: 125592/FO/2019

Please find enclosed an application for the discharge of Condition 4 (Construction/Fit-out Management Plan) and Condition 24a (Local Benefits Proposal) attached to Planning Permission Reference: 125592/FO/2019. This Planning Permission relates to the new seven storey CityLabs 4.0 development, which is located on Hathersage Road and part of the CityLabs cluster within the Manchester Oxford Road Corridor area. The Applicant is Bruntwood SciTech Limited.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 4 – Construction/Fit-out Management Plan

The wording of Condition 4 as set out in Planning Permission reference: 125592/FO/2019 is as follows:

“Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:

- Hours of site opening/operation;*
- Display of an emergency contact number;*
- Compound locations where relevant;*
- Details regarding location, removal and recycling of waste (site waste management plan);*
- Phasing and quantification/classification of vehicular activity;*
- Types and frequency of vehicular demands;*
- Routing strategy and swept path analysis;*
- Parking for construction vehicles and staff;*
- Sheeting over of construction vehicles;*
- Dust suppression measures;*
- Details of Wheel Washing;*

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- A commentary/consideration of ongoing construction works in the locality;
- The erection and maintenance of security hoardings;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- Dilapidation survey including photographs and commentary on the condition of the carriageway / footways on construction vehicle routes
- Noise and Vibration from the proposed development works; and
- Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works

The construction management plan will cover the phased construction of the works if required. The development shall then be carried out in accordance with the approved construction management plan(s)."

To support the discharge of Condition 4, a Construction Management Plan has been prepared by Caddick Construction and is submitted in support of this application. Construction works are not proposed to be phased.

This CMP details that vehicle access will be from the A34 (to the East of the site) onto Hathersage Road, with vehicles entering the Site turning left into the existing entrance to the Site. Egress will be from the newly formed entrance to the West of the site onto Hathersage Road and then turning left.

It also outlines the measures to control the emission of dust and dirt on the Site and to neighbouring properties and on the surrounding public highway. Should there be a risk that site traffic could cause mud on the neighbouring carriageway then pressure wheel washing facilities will be put in place and where necessary, road sweepers will be deployed.

Noise levels on the Site will be measured/monitored regularly by the use of a noise meter and the CMP details the following measures which are proposed to control potential noise and vibration impacts of the development:

- Noisy operations will be eliminated where practicable and use of alternative measures will be applied where possible.
- Site plant for the purpose of the works will be fitted with effective exhaust silencers.
- Machines/plant in intermittent use will be shut down in intervening periods between works.
- Plant and vehicles will be started up sequentially rather than all together.
- Plant will be well maintained and serviced regularly.
- Wherever practicable tools of low noise emission will be used.

The hours for construction on the Site are to be limited as follows in line with Manchester City Council (MCC) guidance:

- Monday to Friday – 7:30am until 6pm;

- Saturday – 9:00am until 2pm; and
- No works on a Sunday or Bank Holidays.

*It is noted that the workforce may arrive on site 30 minutes prior to these times, but no working outside these times will take place, unless changed by prior agreement.

A Site Waste Management Plan (SWMP) will be developed and provided to MCC prior to commencement of construction, for approval by MCC Planning. The principles of the waste hierarchy best practice (eliminate, reduce, re-use, recycle, recover, disposal) will be applied to the SWMP to ensure the optimum sustainability levels are maintained.

A Dilapidation Survey including photographs and commentary on the condition of the carriageways and footways on construction vehicle routes will also be prepared and submitted to MCC prior to commencement of construction.

In summary, the Construction Management Plan provides sufficient information to partially discharge Condition 4.

Condition 24a – Local Benefits Proposal

The wording of Condition 24a as set out in Planning Permission reference: 125592/FO/2019 is as follows:

“a) Prior to the commencement of the development, full details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction 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*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.”*

To support the application to discharge Condition 24a, please find enclosed the Local Benefits Proposal, prepared by Caddick Construction.

This details the contractors’ intent in relation to local employment and training on the development for the duration of the construction of the development. The objectives behind the Local Benefit Proposal Plan can be defined as:

- To build partnerships between local authorities employment agencies, education and employers;
- To promote employment and skills enhancement opportunities for local people relating to jobs, apprenticeships and work experience programmes;
- To promote employment opportunities for local sub-contractors; and
- To ensure a positive employment and educational legacy between the local community and the development.

The Local Benefit Proposal outlines that Caddick Construction will target 100% of the directly employed staff to be from Manchester or the North West. There is also a target for 90% of the sub-contractors employees to be from Manchester or the North West.

In line with their Sustainable Procurement Policy Caddick Construction will also use all reasonable endeavours to utilise local suppliers, with a target to 80% of the suppliers being from Manchester or the North West.

Briefing sessions will be held with the supply chain on the importance of apprenticeship opportunities, introducing the Greater Manchester (GM) Apprenticeship hub as well as the GM Chamber of Commerce Apprentice Share Programme, to promote their services to the construction supply chain. Caddick Construction will also liaise with local colleges regarding apprenticeships, with the target to delivering 20 apprenticeships for this project.

In summary, the Local Benefits Proposal provides sufficient information to discharge part a of Condition 24.

The Submission

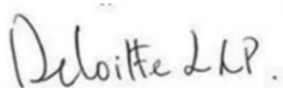
The following documents are submitted in support of application through the Planning Portal (Ref: PP-11702089) alongside this Covering Letter and the Application Form:

- Construction Management Plan – prepared by Caddick Construction; and
- Local Benefits Proposal - prepared by Caddick Construction.

The application fee of £148.20 has been paid to Manchester City Council via the Planning Portal, in addition to the requisite administrative fee from the Planning Portal.

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084) or Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102)

Yours sincerely



Deloitte LLP