



Manchester City Council (Planning)  
PO Box 532,  
Manchester,  
M60 2LA

9032 | Ancoats Mobility Hub

12/10/2022

Dear Sir/Madam,

## Buttress

41 Bengal St.  
Manchester  
M4 6AF

T 0161 236 3303  
F 0161 236 3603  
W [www.buttress.net](http://www.buttress.net)

Re: Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures REF: 130627/FO/2021

With reference to the above consent, please find enclosed the following information in support of a Non Material Application on behalf of our client Manchester City Council (MCC).

This application seeks to amend the wording to 4 no. pre commencement conditions to exclude demolition and site clearance works.

There are a number of existing buildings on the site which are approved to be removed as part of the above planning notice. The client would like to complete the demolition of the buildings as a separate package of works to the new development. The exclusion of the demolition and site clearance from the pre-commencement conditions would allow demolition to commence as further pre-commencement details are developed by the design team.

Below are the conditions included in the application. The first line of each condition has been extracted and in blue is the proposed alteration to the wording.

### Condition 6

*Notwithstanding the details submitted on the Flood Risk and Drainage Strategy prepared by Hill Cannon stamped as received by the City Council, as Local Planning Authority, on the 3 June 2021, (a) the development shall not commence (excluding demolition and site clearance) until a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.*

### Condition 7

*The development shall not commence (excluding demolition and site clearance) until a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the local planning authority.*

### Condition 8

*Prior to the commencement of the development (excluding demolition and site clearance), all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.*

**Condition 9**

*Notwithstanding the Phase 1 Geoenvironmental Site Assessment, Manchester Life, Back of Ancoats Phase 1 - Mobility Hub, E3P, Reference: 18-868-R1-1, Dated: May 2021 stamped as received by the City Council, as Local Planning Authority, on the 3 June 2021, the development shall not commence (excluding demolition and site clearance) until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority.*

We trust that the proposed wording is satisfactory and in line with our discussions. We would also like to request confirmation that, subject to this application (and confirmation that the pre demolition condition (Condition 5) has already been part discharged), all approvals would be in place to allow commencement of the demolition works.

Please contact us should you wish to discuss any item above or require anything further.

Yours sincerely



Heather Leeson | Senior Architect  
for **Buttress**

CC:  
File  
Paul Holt  
Callum Priestley  
Matthew Burl

Bowmer & Kirkland Ltd  
Manchester City Council  
Buttress