

06 September 2022

Tony Mitchell
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Tony

**Grosvenor Building – Application for Full Discharge of Conditions
(Planning Permission Ref: 131811/FO/2021, Listed Building Consent Ref: 131812/LO/2021)**

On behalf of our Client, Manchester Metropolitan University, please find enclosed an application for full the discharge of Conditions attached to Planning Permission ref: 131811/FO/2021 and Listed Building Consent ref: 131812/LO/2021. On 15 December 2021 permission was granted for the refurbishment of the Grosvenor Building for:

“Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building, including steel access ladders and fall arrest systems, and replacement of fire exit door with window.”

“LISTED BUILDING CONSENT for the full refurbishment of the Grade II Listed Grosvenor Building including internal and external alterations, refurbishment of existing windows, roof and facade, internal aesthetic works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/replacement of all MEP services”

Condition Discharge

The details below set out the relevant conditions and the documents that are submitted in support of application for discharge.

Listed Building Consent Condition 3 – Scaffolding

“Before erection of any external scaffolding commences a methodology and specification for that scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.”

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Conlon has prepared a scaffold plan, accompanied by a detailed specification and methodology, and standard tie details. This information is submitted to fully discharge condition 3.

Planning Permission Condition 5 – Construction Management Plan

Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- o The routing of construction traffic;*
- o Details of the vehicular activity associated with the construction including appropriate swept-path assessment;*
- o Details of the location and arrangements for contractor parking; -*
- o The identification of the vehicular access points into the site;*
- o Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;*
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;*
- o Where appropriate a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.*

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.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Conlon has prepared a Construction Management Plan (dated 02 September 2022). It identifies the details of construction on the site and is considered appropriate to fully discharge condition 5.

Submission Summary

The following table summarises the condition to be discharged and the information submitted pursuant to the discharge of the condition:

Table 1 – Summary of discharge of conditions submission

Condition Number	Full or Partial Discharge	Information submitted
Listed Building Consent Condition 3 – Scaffolding	Full Discharge	• Scaffold Plan, prepared by Conlon • Scaffold Specification and Methodology

		• Scaffold Standard Tie Details • Trad Plettac Metrix User Guide
Planning Permission Condition 5 – Construction Management Plan	Full Discharge	• Construction Management Plan, prepared by Conlon

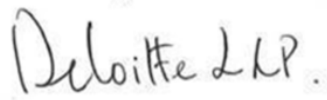
Application Submission

This application comprises this covering letter, the information set out in Table 1 and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk).

Yours sincerely



Deloitte LLP