

Our Ref: 04C100762
Your Ref: PP-11112240

15 July 2022

FAO Jen Atkinson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

**FORMER CREAMLINE DAIRIES SITE, RED BANK AND SECTION OF FORMER RAILWAY,
MANCHESTER - DISCHARGE OF CONDITIONS 4, 5A, 13, AND 14 ON PLANNING PERMISSION
REFERENCE 132252/VO/2021**

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge conditions 4, 5a, 13 and 14 pursuant to planning permission ref: 132252/VO/2021 relating to the Former Creamline Dairies Site, Red Bank and Section of Former Railway, Manchester, M4 4HF ('the site').

Planning permission (LPA ref: 132252/VO/2021) was granted on 19th November 2021 for the following development:

"City Council Development for enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the new Red Bank Neighbourhood."

This discharge of conditions application relates to conditions 4, 5a, 13 and 14.

Condition 4: Detailed Construction Management Plan

The condition is worded as follows:

"Notwithstanding Appendix 5.1 Creamline Demolition Methodology stamped as received by the City Council, as Local Planning Authority, on the 17 November 2021, prior to the commencement (excluding vegetation clearance and tree removal) a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include:

- Display of an emergency contact number;*
- Details of Wheel Washing;*
- Dust and dirt suppression measures;*
- Compound locations where relevant;*
- Consultation with local residents and businesses;*

- Location, removal/loading, storage and recycling of waste, plant and materials;
- Routing strategy and swept path analysis including details;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;

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.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and the safety and operations of the adjacent tramway, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012)."

The following information has been prepared and submitted as part of this application to address Condition 4:

- Project Execution Plan prepared by Bam Nuttall dated 20/01/22.

Condition 5a: Local Labour Proposal

The condition is worded as follows:

"Prior to the commencement of the development (excluding vegetation clearance and tree removal), details of a Local Labour 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 Labour 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 Labour Proposal*
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives*

Reason- The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)."

The following information has been prepared and submitted as part of this application to address Condition 5a:

- Local Labour Proposal prepared by Bam Nuttall February 2022.

Condition 13: Scheme of Highway Works

The condition is worded as follows:

"Prior to the commencement of development (excluding vegetation clearance and tree removal), a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- *Details of dropped kerbs and tactile paving to all site access points;*
- *Provision of temporary Traffic Regulation Orders (TROs) at access and egress points;*
- *Amendments to the existing access from Red Bank including provision of a swept path assessment to demonstrate that the largest vehicle can enter the site;*
- *Reinstatement of redundant entrances (during and on completion of the works);*

The approved scheme shall be implemented and be in place for the duration and completion of the development and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)."

The following information has been prepared and submitted as part of this application to address Condition 13:

- Informative note prepared by Bam Nuttall confirming that:
 - There will be no adjustment to any kerbs or tactile paving to any site access points;
 - There will be no requirements for any Traffic Regulation Orders to any site access or egress points;
 - There will be no amendments to the existing access from Red Bank; and,
 - There will be no requirement for the reinstatement of redundant entrances during or on completion of the works.
- Construction Access Vehicle Swept Path Analysis Sheet 1 prepared by Arup (Dwg reference: VNIF-ARP-00-YYY-DR-CH-3080 Rev P01); and,
- Construction Access Vehicle Swept Path Analysis Sheet 2 prepared by Arup (Dwg reference: VNIF-ARP-00-YYY-DR-CH-3082 Rev P01).

Condition 14: Boundary Treatments

The condition is worded as follows:

"Prior to the commencement of the development (excluding vegetation clearance and tree removal) details of the siting, scale and appearance of the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details that all boundary treatment is visually permeable from 600mm upwards and that gates open inwards and are set back a minimum of 5 metres from the edge of the carriageway. The approved details shall be implemented upon commencement of the development and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of visual amenity, highway and pedestrian safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)."

The following information has been prepared and submitted as part of this application to address Condition 14:

- Fencing Photograph 1 provided by Bam Nuttall dated 08/02/22;

- Fencing Photograph 2 provided by Bam Nuttall dated 08/02/22; and,
- Fencing Photograph 3 provided by Bam Nuttall dated 08/02/22.

It should be noted that the above photos and sketch show existing fencing at the site and its specification. The contractor has confirmed that existing boundary treatments at the site are being retained, and that no additional treatments are proposed as part of the enabling works package. Accordingly, there are no 'proposed' boundary details to present/ agree with officers.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11112240). The planning application fee of £144 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely



Ed Harvey

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For and on behalf of Avison Young (UK) Limited