

Ms S Wills
Planning, Building Control & Licensing
Manchester City Council
Floor 6, Town Hall Extension
PO Box 532
M60 2LA

Date: 30 January 2026
Our ref: 71757/01/SPM/HR/40685493v1
Your ref: PP-14666723

Dear Sue

Renshaw House, Hyde Grove, Manchester, M13 9LQ

Application to Discharge Conditions 3, 7(a), 8, 10(b), 12, 21(a) and 29 attached to the Full Planning Permission (ref. 140060/FO/2024)

On behalf of our client, BDP Construction Ltd, Lichfields is pleased to enclose an application for the approval of details reserved by Conditions 3 (Construction Management Plan), 7(a) (Local Labour Proposal), 8 (Drainage Strategy), 10(b) (Site Investigation), 12 (Delivery & Servicing Management Strategy), 21(a) (Refuse & Recycling) and 29 (Habitat Management and Maintenance Plan) attached to the planning permission (ref. 140060/FO/2024) at the above site.

This application has been submitted to Manchester City Council via the Planning Portal (ref. PP-14666723). Together with this covering letter the application comprises the following documents:

- Completed Application Forms;
- Construction & Demolition Management Plan;
- Local Labour, Employment & Skills Strategy;
- Surface Water Drainage Scheme prepared by JCC Consulting Engineers;
- Phase 2 Site Investigation Report prepared by Solmek Ltd;
- Delivery and Servicing Management Strategy;
- Refuse and Recycling Storage and Collection Strategy; and,
- Habitat & Landscape Management Plan.

The requisite application fee of £383 was paid at the time of submission.

Condition 3 (Construction Management Plan)

Condition 3 requires the submission of a detailed demolition and construction management plan outlining working practices.

A Construction & Demolition Management Plan [CDMP] prepared by BDP Construction Ltd is submitted as part of this application. The Construction Management Plan submitted under the full application is provided at Appendix A of the CDMP.

The CDMP outlines the works to be undertaken throughout the demolition and construction phase of the development. Section 5 of the CDMP sets out the approved routing and traffic management controls. The routing strategy and access arrangements are consistent with the Transport Assessment and Transport Statement approved under the planning permission. A Construction & Demolition Traffic Routing Plan is provided at Appendix C of the CDMP. This plan includes details of vehicular access points to the site.

Section 6 of the CDMP sets out the anticipated vehicle types and indicative vehicle movements associated with demolition and construction. Swept path analysis of the larger anticipated construction vehicles is provided at Appendix D of the CDMP. This swept path analysis demonstrates that vehicles can enter and leave the site in a safe and controlled manner without overrunning footways or causing obstruction to the public highway. No contractor or construction staff parking will be allowed on surrounding residential streets. Site operatives will be encouraged to use public transport or off-site parking arrangements. This will be enforced through site inductions and subcontractor controls.

Section 8 of the CDMP provides details of the measures to be implemented to control dust and mud, including on the surrounding highway. A full photographic dilapidation survey of the surrounding network is included at Appendix I of the CDMP. Appendix I of the CDMP also includes a link to a video dilapidation survey. Any damage attributable to the construction traffic will be repaired at no cost to Manchester City Council in agreement with the Highway Authority. Section 9 of the CDMP also includes measures to be implemented to reduce noise and vibration, including acoustic suppression and ensuring that works are carried out in accordance with relevant British Standards.

A site information board will be displayed on Hyde Grove prior to the commencement of development, setting out site manager contact details and a 24-hour emergency contact number.

Once approved, the development will be carried out in accordance with the CDMP. We therefore request that Condition 3 is discharged.

Condition 7 (Local Labour Proposal)

Condition 7 requires the submission of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development.

A Local Labour, Employment & Skills Strategy [LLESS] is submitted as part of this application. The LLESS sets a target of at least 20% of the site workforce to be recruited from within Manchester and at least 30% of the site workforce to be recruited from Greater Manchester.

In order to promote local employment, job opportunities will be advertised locally prior to wider recruitment where reasonably practicable. Subcontractors and suppliers will be encouraged through the

procurement and contractual process to recruit local labour where feasible and support apprenticeships and trainee opportunities. BDP Construction Ltd will commit to providing a minimum of one apprenticeship for every £1m of construction value, subject to availability. Where safe and appropriate, the project will support short-term work experience placements, traineeships and entry-level placements and engagement opportunities for local students and trainees.

To ensure transparency, records will be maintained of the total workforce numbers (including apprenticeship and trainee numbers) and the place of residence of the labour force. In accordance with the requirements of Condition 7(b), within one month of construction work being completed, a detailed report which takes into account the information and outcomes of local labour recruitment will be submitted to the LPA.

We consider that the LLESS fulfils the requirements of Condition 7(a). Once approved, construction will be undertaken in accordance with the details set out in the LLESS. We therefore request that Condition 7(a) is discharged.

Condition 8 (Drainage Strategy)

Condition 8 requires the submission of a surface water drainage scheme in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (2015), or any subsequent replacement national standards.

A Surface Water Drainage Scheme [SWDS] is submitted as part of this application. The SWDS has been informed by site specific ground investigation and infiltration testing. The SWDS builds on the approved Drainage Strategy, updating it where necessary to reflect ground conditions.

The SWDS confirms that soakaway testing has been undertaken on the site, demonstrating that infiltration drainage is not suitable for the site. In accordance with the SuDS hierarchy, drainage will be based on attenuation with controlled discharge. Surface water runoff from roofs and hardstanding areas is collected via a piped system. Runoff will be attenuated on site using a combination of green roofs, permeable paving and below ground attenuation storage. Surface water will be discharged to the local combined sewer at a controlled rate (restricted via a flow control device). In accordance with the approved Drainage Strategy, a 50% betterment (resulting in a restricted discharge rate of 6.3 l/s) will be achieved.

The Proposed Surface Water Drainage Strategy drawing is provided at Appendix C of the SWDS and illustrates details of the surface water pipe routes, attenuation tank location, flow control arrangement and connection to the existing sewer.

Once approved, the development shall be constructed and completed in accordance with the approved details prior to the first use of the development. We therefore consider that the requirements of Condition 8 have been fulfilled and request that the condition is discharged.

Condition 10 (Site Investigation)

Condition 10(a) requires the development to be implemented in accordance with the Phase 1 Desk Study Report (February 2024). Condition 10(b) requires the submission of a scheme for the investigation of the site and identification of remedial measures to the LPA.

A Phase 2 Site Investigation [Phase 2 SI] is submitted as part of this application. The Phase 2 SI confirms that intrusive ground investigation works have been carried out by Solmek Ltd. The borehole and exploratory position locations are shown on the Borehole Location Plan, included at Appendix C of the Phase 2 SI. A full record of the borehole logs is provided at Appendix B.

During intrusive works, no visual or olfactory evidence of contamination was identified. Lab testing is currently being undertaken on the soil samples to identify whether any contamination is present and whether any remediation is required. If soil sampling identifies a requirement for remediation, a Remediation Strategy will be submitted to the LPA for approval.

The development will be carried out in accordance with the Phase II SI. We therefore request that Condition 10 (b) is discharged.

Condition 12 (Delivery & Servicing Management Strategy)

Condition 12 requires the submission of a delivery and servicing management strategy, ensuring that servicing and delivery activities across the site are coordinated to ensure the efficient use of parking.

A Delivery & Servicing Management Strategy [DSMS] prepared by BDP Construction Ltd is submitted as part of this application. The DSMS sets out how routine deliveries, servicing and refuse collection will operate once the site is operational. All deliveries, servicing and refuse collection associated with the completed development will take place from Hyde Grove. Deliveries will be overseen by the building operator/appointed management company. The building will include on site management and reception facilities capable of managing parcel deliveries efficiently. During busier periods, management will coordinate deliveries where practicable, provide guidance on delivery times and behaviour to students, and monitor activity to ensure Hyde Grove is not adversely affected.

Deliveries and servicing will take place during daytime hours. Late night or early morning servicing will be avoided where possible, unless for essential maintenance or operational reasons. The building owner and/or appointed management company will be responsible for implementing this strategy.

Management will act as the point of contact for deliveries and will review procedures regularly, monitor security concerns and adjust the strategy if any reoccurring issues are identified. Minor operational adjustments may be made over time to ensure that servicing operates efficiently and with a minimal impact on the local area.

The DSMS is considered to meet the requirements of Condition 12. Once approved, the development will operate in accordance with the DSMS. We therefore request that Condition 12 is discharged.

Condition 21(a) (Refuse)

Condition 21(a) requires the submission of a scheme for the storage and disposal of refuse. A Refuse & Recycling Storage and Collection Strategy [RRS] prepared by Harvale 2 Ltd is submitted as part of this application. The RRS details how the refuse and recyclable waste generated by the development will be stored, managed and collected once the building is occupied.

As required by Condition 21(b), prior to the PBSA being brought into use, finalised details of the management of the internal storage area and strategy for segregation of recycle wasted will be submitted to the LPA. Refuse and recycling stores will be stored internally within dedicated refuse

storage areas at ground floor. Clear signage will be provided within the building to encourage the correct use of refuse and recycling. The refuse store will accommodate general waste bins, mixed recycling bins and any other waste streams required by Manchester City Council. Bin sizes will accord with Manchester City Council waste guidance.

Waste storage areas will be managed by the appointed management company. Bins will be presented for collection from Hyde Grove by the building management at agreed collection times and returned promptly following collection.

The RRS is considered to meet the requirements of Condition 21(a). We therefore request that the condition is discharged.

Condition 29 (Habitat Management and Maintenance Plan)

Condition 29 requires a written 30-year Habitat Management and Maintenance Plan [HMMP] to be submitted to the LPA. The plan shall relate to all significant biodiversity gains on site and shall be adhered to and implemented in full for its duration.

A Habitat and Landscape Management Plan has been prepared to fulfil the requirement to provide a HMMP. This has been prepared by Harvale 2 Ltd is submitted as part of this application. The HMMP sets out how the landscaped areas and ecological features of the development will be established, managed and maintained. The HMMP will be implemented following the completion of the approved landscaping works. The HMMP confirms that the landscaping scheme incorporates measures intended to provide a biodiversity benefit, including the use of native planting species. The landscaping scheme includes robust, low maintenance planting suitable for the urban environment.

The HMMP sets out a work schedule for the 30-year period, with specific details of the works to be undertaken within the first five years post planting, and between years 5-30 (beyond establishment). The HMMP also sets out details of maintenance, management and review that will be undertaken to ensure the habitat scheme is successfully implemented.

The details set out in the HMMP are considered to meet the requirements of Condition 29. We therefore request that the condition is discharged.

Concluding Remarks

We trust that the information enclosed in this application is sufficient to allow for the discharge of Conditions 3, 7(a), 8, 10(b), 12, 21(a) and 29 attached to the full planning permission (ref. 140060/FO/2024) at Renshaw House, Hyde Grove, Manchester.

Please do not hesitate to contact me should you require any further clarification on any of the information submitted.

Yours faithfully

A handwritten signature in black ink that reads "H Russell". The signature is written in a cursive style with a large, stylized 'H' and a clear, legible 'Russell'.

Harry Russell
Senior Planner
BA (Hons) MSc MRTPI