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Tel: 07967748355

FAO: Sarah Renshaw

Monday, 17 November 2025

Modern City, Architecture & Urbanism (MCAU)
2 Commercial Street
Manchester
M15 4RQ

REF: 903

Dear Sarah,

Unicorn Grocery – conditions for application 142726/FO/2025 – Planning Condition queries 12.08.25

In your email of 03.11.25 you requested clarifications on a few items in relation to the arrangements at Unicorn Grocery, 89 Albany Road.

We have collated and updated responses to your queries as attached.

Please let us know if you require further information.

Regards,

Stephen McCusker

for and on behalf of
Lots of Other Projects Ltd

i.Display of an emergency contact number

To be in all construction areas including consultant contacts, client contacts, HSE contact and local accident and emergency

ii. Details of wheel washing;

vehicles being used for personnel and kerbside material deliveries only - no contaminants on site or movement for vehicles other than arrival at customer car park - all materials to be handballed.

Access to the Works will be pedestrian from the car park only – liaising with the shop team on a daily basis to ensure day to day activities are not impacted.

Contractor parking is possible adjacent to the building in the customer car park

Contractors must make suitable arrangements for staff and tradespeople to get to work using minimal transportation. Use of public transport is encouraged where possible, there is a bus stop located approx. 100m from the site entrance.

Restrictions:

- Double yellow parking restrictions are in place on some boundary and nearby streets.
- General parking along side streets for residents and people visiting the surrounding businesses
- Space for the general public to park in this manner must be maintained.
- The nearest alternative car park is located at another section of Manchester Road behind the Chorlton Square Shopping Centre, accessed from Nicholas Road.

The Client must ensure that access for emergency vehicles, e.g., fire and ambulances, remain free from

Supplier/shop deliveries are delivered directly into the shop each day via the car park.

Contractor deliveries: Occasional access to the customer car park will be permitted for exceptional deliveries are usually completed before 9am or in the evening after customers have left the premises with prior arrangement however, there are occasions when deliveries are known in advance and an are adjacent to the warehouse can be dedicated as a temporary loading/drop-off point with the contractor's team – the site team is well versed on planning this and sections areas off using cones, barriers and banks persons if the shop is open to segregate circulation.

The route for site deliveries and removal of materials, plant etc. will need to be considered by each contract and agreed with the Client.

Each contractor will ensure that before the site commences, the following are undertaken:

- Access routes are planned; appropriate safety signs are displayed.
- Storage areas are defined.
- Deliveries are programmed to ensure that materials are not stored on site.
- Compounds are planned, and sub-contractors are made aware of Client's requirements with regard to storage, clearing up, tidiness etc.

iii. Compound locations where relevant;

See attached layout

iv.Location, removal and recycling of waste

Each contractor provides details of how waste materials are stored and processed. All recyclable materials to be separated into appropriate containers / skips.

Materials are generally stored within the site area and removed from site by vehicle via tonne bags on timber pallets at times when warehouse/customer circulation near the site is at a minimum with a banks person on site to monitor safety. `this enables segregated waste to be relocated to the car park using a pump truck up to a maximum load of 2300kg

Other waste is removed via a skip placed within the owner's property on Manchester road as picture below to reduce waste traffic and facilitate skip access from the site and for collection from Manchester road.





Where any waste or flammable materials is required to be stored on site, it must be stored in a lockable fireproof container/skip and be removed from site as soon as reasonably practicable

v. Routing strategy and swept path analysis;

Pedestrian movement only on site (see ii)

vi. Parking of construction vehicles and staff;

Contractor deliveries: Occasional access to the customer car park will be permitted for exceptional deliveries are usually completed before 9am or in the evening after customers have left the premises with prior arrangement however, there are occasions when deliveries are known in advance and an are adjacent to the warehouse can be dedicated as a temporary loading/drop-off point with the contractor's team as indicated on plan – the site team is well versed on planning this and sections areas off using cones, barriers and banks persons if the shop is open to segregate circulation.

vii. Sheeting over of construction vehicles.

N/A

vii. Parking of construction vehicles and staff;

The Contractor has a dedicated area in the car park where vehicles and can be located with advance planning adjacent to the warehouse as indicated on plan – the site team is well versed on planning this and sections areas off using cones, barriers and banks persons if the shop is open to segregate circulation.

(not residential streets).

viii. Dust suppression measures:

When demolitions are occurring the works areas will be separated by closure of existing doors and/or studwork with sheeting to prevent dust ingress into public and warehouse areas adjacent to work.

Further information has been requested with regards to the dust control section as it seems to be focussed on controlling dust for on site receptors and not to the adjacent residential development (should this be occupied during dusty works).

Updated response:

As discussed as part of a party wall agreement, Unicorn are looking to complete their works before August 2026 to enable the party wall completion to the adjacent MSV site.

There will be limited dusty works on site with most demolition being blockwork and some boards. There will be some masonry/concrete saw cutting on site which will use wet applications to suppress dust.

Wet trades will be limited to concrete ground works and screed finishes that arrive on site in wet condition. Minor dust will occur when installing the external render and some internal plastering over limited square meterage.

Traffic between site and skip waste will be kept to a minimum to again further reduce risk of dust beyond site..