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Planning, Building Control & Licensing
Manchester City Council
Floor 6, Town Hall Extension
PO Box 532

Date: 19 January 2026
Our ref: 66476/03/SPM/HR/40057920v1
Your ref: PP-14353003

Dear Lucy

Land at Cornbrook Road, Manchester

Application to Discharge Condition 7 attached to the Full Planning Permission (ref. 142744/JO/2025)

On behalf of our client, FG Vivere Manchester Ltd, we enclose an application for the approval of details reserved by Condition 7 (Construction Environmental Management Plan) attached to the planning permission (ref. 142744/JO/2025) at the above site.

This application was submitted to Manchester City Council via the Planning Portal (ref. PP-14353003). Together with this covering letter, the application comprises the following documents:

- Completed Application Forms; and,
- Construction and Environmental Management Plan prepared by Domis (rev. 3).

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

Condition 7

Condition 7 states:

“Notwithstanding the Construction Environmental Management Plan prepared by Domis received by the City Council, as Local Planning Authority, on the 30 January 2024, the development shall not commence until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include;

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*

- *Compound locations where relevant;*
- *Consultation with local residents/local businesses;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *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 Environmental Management Plan."

A Construction Environmental Management Plan [CEMP] prepared by Domis (rev. 3) is submitted as part of this application. The CEMP outlines the working practices that will be undertaken during the construction of the development.

Section 2.11 of the CEMP sets out the liaison strategy with local residents and businesses, and the public complaints procedure. A member of the Domis team will be designated as the Project Community Liaison Manager responsible as a single point of contact to ensure good relations with neighbours. Regular meetings will be held with neighbours to provide updates on the application and allow residents to highlight any issues.

As part of Domis' community engagement strategy, a 24-hour emergency/complaint contact number will be established and displayed on site hoardings/entrances. A record of all complaints received will be logged and kept on file in the site office for the duration of the project.

Section 2 of the CEMP sets out the nuisance mitigation measures to minimise disruption to the ongoing use of adjacent buildings, including how dust and mud will be managed. The site layout has been planned to ensure that machinery and dust causing activities are located away from receptors as far as possible. Solid screens/barriers will be erected around dusty activities. Where there is a high potential for dust production, specific operations will be fully enclosed. Dust suppression techniques such as water sprays or local extraction will also be implemented, and materials and skips will be covered.

Water assisted dust sweepers will be used on the access and local roads to remove any material tracked out of the site. A wheel washing system with rumble grids to dislodge accumulated dust and mud will be implemented for routine use.

Section 2 of the CEMP confirms that sheeting will be applied prior to vehicles entering the highway to prevent dust emissions, material spillages and debris falling onto the highway.

A Proposed Site Compound and Delivery Routes Plan is provided at Appendix A of the CEMP. This plan sets out the locations of construction compounds, waste storage areas, parking of construction and staff vehicles and routing strategy required under Condition 7.

Section 2.10 confirms that a site wide waste segregation removal procedure will be operated. Waste reports will be created on a monthly basis which will detail the quantity, type and percentage of waste being produced, with the percentage of recycling achieved.

Domis are members of the Considerate Constructors Scheme, and all works will be undertaken in accordance with the considerate contractor guidance.

Once approved, the development shall be carried out in accordance with the Construction Environmental Management Plan. The proposals are therefore considered to accord with the requirements of Condition 7.

Concluding Remarks

We trust that the enclosed information is sufficient to allow for the discharge of Condition 7 attached to the full planning permission (ref. 142744/JO/2025) at Cornbrook Road, Manchester.

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

Yours faithfully



Harry Russell

Senior Planner

BA (Hons) MSc MRTPI