

27 November 2025

David Lawless
Planning Officer
Development Management South
Manchester City Council
Planning Department
PO Box 532
M60 2LA

Lambert Smith Hampton
Windmill Green
24 Mount Street
Manchester
M2 3NN

Dear David,

RE: Former Co-operative Department Store and above vacant office units, Wythenshawe Civic Centre, The Birtles, M22 5RF – Discharge of Condition 13, Full Planning Permission Reference 142287/VO/2025

Lambert Smith Hampton (LSH) writes on behalf of our client, Manchester City Council's (MCC) Development & Investment Estate Service and enclose an application for the discharge of Pre-Commencement Condition 13 of full planning permission reference **142287/VO/2025** that was granted planning permission on the 13th June 2025. The aim of this submission is to begin discharging the required pre-commencement conditions to enable works to begin on the site. A fee of £298 has been paid internally to Manchester City Council.

This submission comprises:

- Complete application form and covering letter for the discharge of the aforementioned condition; and
- Information required to discharge the relevant condition (as detailed below).

Condition 13 (Construction Management Plan)

The condition states:

Prior to the commencement of development a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- *Details of Wheel Washing, if required;*
- *Dust suppression measures, if required;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy for delivery vehicles and swept path analysis if required;*

- *Parking of construction vehicles and staff;*
- *Hours of working*

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/ /demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

In accordance with Condition 13, the following document has been submitted:

- Construction Method Statement prepared by Kier

The report addresses the above points, including the hours of working outside of 9am- 6pm Monday to Saturdays and 10am – 4.30 pm on Sundays to correspond to the off-peak time of pedestrian foot traffic and maintain public safety as a result of the nature of the work that interface with the public realm and general public. Therefore, Condition 13 has been sufficiently addressed.

Conclusion

As stated, the aim of this application is to discharge one pre-commencement condition. LSH trust that the information provided is sufficient to discharge the aforementioned condition; should further information or clarification be required, please do not hesitate to contact me.

Yours sincerely,

