15 June 2026
Delivered via the Planning Portal

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our Ref: JADM30

Dear Sir/Madam

DISCHARGE OF CONDITIONS 5 AND 7 PURSUANT TO PLANNING PERMISSION 138808/FO/2023 AT LAND AT CHARLES STREET, MANCHESTER

On behalf of our client, Jadebricks Manchester Limited ("the Applicant"), we are pleased to submit this application seeking the full discharge of Conditions 5 and 7 attached to planning permission reference 138808/FO/2023 relating to the development at the junction of Charles Street and York Street, Manchester ("the Site").

Planning permission was granted on 31 July 2024 for:

> *"Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works."*

This submission has been made via the Planning Portal (PP-15006308). The requisite application fee of £309 has been paid online. The purpose of this letter is to set out the supporting information submitted in respect of the discharge of Conditions 5 and 7.

Submitted Documentation

Plan / Document	Reference	Prepared by
Condition 5 - Construction Management Plan		
Construction Management Plan	Rev A	Watkin Jones
Condition 7 -Method Statement and Risk Assessment		
RAMS - Charles Street Development	Rev A01, 28 May 2026	Watkin Jones
Appendix A - Charles Street Logistics Plan	April 2026	Watkin Jones
Appendix B – Mobile Elevating Work Platforms	Rev 1, Jun3 2026	Chartrange

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

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Appendix B – Risk Assessment: Working Adjacent to Network Rail	n/a	
Appendix B – Groundworks Method Statement Rev 01A	Rev 01a, 28 May 2026	
Appendix C - Installation of SFS & Y Wall Sheathing Board	Rev 01, 4 June 2026	Precision Facades
Appendix C - Use of General Hand Tools Rev 1	Rev 01, 4 June 2026	
Appendix C - Use of Portable Electrical Equipment	Rev 01, 4 June 2026	
Appendix C - Cladding Installation Method Statement	Rev 01, 4 June 2026	
Appendix C- Working from a Mast Climber	Rev 04, 4 June 2026	
Appendix D - Load Sheets from JTL 108-J30mT42m Propping	9 April 2026	LTC
Appendix D – Supporting Drawings:		Skyline
TC1 JTL108 in Lift Shaft Showing Indicative Tie Requirements	SKA-WKJ-CSM-BZ-LZ-TC1-EL-101-P01	
TC1 JTL108 in Lift Shaft Lift Capacity Plan (Derated 75%)	SKA-WKJ-CSM-BZ-LZ-TC1-LC-102-P01	
Tower Crane Dismantle Scheme Plan	SKA-WKJ-CSM-XX-GF-TC1-DI-005-P01	
Tower Crane Dismantle Scheme Elevation	SKA-WKJ-CSM-XX-GF-TC1-DI-006-P01	
Tower Crane Dismantle Scheme Plan	SKA-WKJ-CSM-XX-GF-TC1-ER-001-P01	
Tower Crane Dismantle Scheme Elevation	SKA-WKJ-CSM-XX-GF-TC1-ER-002-P01	
Tower Crane Dismantle Scheme (Second Phase) Plan	SKA-WKJ-CSM-XX-GF-TC1-ER-003-P01	
Tower Crane Dismantle Scheme (Second Phase) Elevation	SKA-WKJ-CSM-XX-GF-TC1-ER-004-P01	

Condition 5 - Construction Management Plan

Condition 5 requires the submission of a detailed Construction Management Plan (CMP), Dust Management Plan (DMP) and Demolition Method Statement to ensure that demolition and construction activities are appropriately managed and that impacts on neighbouring occupiers, the highway network and the wider environment are minimised.

Watkin Jones has prepared a comprehensive Construction Management Plan which sets out the management arrangements, procedures and control measures that will be implemented throughout the demolition and construction phases of the development.

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The submitted CMP addresses construction logistics, site management, environmental controls, dust mitigation measures, traffic management arrangements and communication procedures. It demonstrates that appropriate measures will be in place to minimise disruption and safeguard the amenity of neighbouring occupiers throughout the construction period.

We therefore consider that sufficient information has been provided to enable the discharge of Condition 5.

Condition 7 - Method Statement and Risk Assessment

Condition 7 requires the submission of a method statement and risk assessment relating to the safe construction and operation of the development adjacent to operational railway infrastructure.

Watkin Jones has prepared a comprehensive Risk Assessment and Method Statement (RAMS) setting out the safe systems of work that will be adopted during construction activities adjacent to the railway. The RAMS identifies potential hazards, assesses associated risks and establishes appropriate mitigation measures to ensure that railway operations are protected throughout the construction period.

The RAMS should be read alongside the accompanying logistics plans, risk assessments, method statements, temporary works information, load sheets and supporting drawings submitted as part of this application.

Collectively, the submitted information demonstrates that robust measures will be implemented to safeguard adjacent railway infrastructure and maintain operational safety throughout the construction phase. We therefore consider that sufficient information has been provided to enable the discharge of Condition 7.

Conclusion

This submission seeks the discharge of Conditions 5 and 7 attached to planning permission reference 138808/FO/2023 at land at Charles Street, Manchester.

I trust you will find the enclosed to be in order, however, should you have any queries in respect to this submission or require any additional information to inform your consideration of this application, please do not hesitate to contact me.

Yours sincerely

[redacted]

Lydia Connell
[redacted]
Senior Planner

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