30th June 2026
L260630 SAV Cover Letter

Planning Department
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SUBMITTED VIA PLANNING PORTAL: Reference: PP-15048903

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 3 OF PLANNING PERMISSION: 144522/FO/2025
ONE PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD

Introduction

We write on behalf of our client to apply to discharge Condition 3 of Planning Permission Ref: 144522/FO/2025.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Construction Management Plan, prepared by TMT; and
- Construction Phase Plan, prepared by TMT

Relevant Planning History

On 29th May 2026, planning permission was granted for 'Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof' (Ref: 144522/FO/2025) (the '**2026 Permission**').

The 2026 Permission was granted subject to 12 conditions. This application seeks to discharge Condition 3.

Condition 3 – Construction Management Plan

Condition 3 of the 2026 Permission states as follows:

> *Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The plan shall include detail on the following matters;*
>
> *• Details on the duration/phasing of construction works and associated vehicle trips;*
> *• Details on the routing of construction traffic and associated swept-path assessment;*
> *• Details of the location and arrangements for contractor parking;*
> *• Identification of the vehicular access points into the site;*

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- *Traffic Management measures for vehicles, pedestrians and cyclists;*
- *Details for the management and coordination of construction activities with reference to ongoing/imminent construction works in the locality:*
- *Identification of measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;*
- *Details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and*
- *Highway dilapidation surveys including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site*

In accordance with the requirements of Condition 3, we enclose a Construction Management Plan (CMP) and Construction Phase Plan (CPP), prepared by TMT Construction.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 3 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 3 of Planning Permission: 144522/FO/2026.

The documents submitted in support of this application provide all the necessary information required by the LPA.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Matthew Sobic at these offices.

Yours faithfully

[redacted]

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