Turley

7 July 2026

Delivered via Planning Portal

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Dear Lucy,

DISCHARGE OF PLANNING CONDITION 5A, 9A AND 10 TO PLANNING PERMISSION REF. 130387/FO/2021 – THE FORMER GAMECOCK PUBLIC HOUSE, MANCHESTER M15 6GE

On behalf of Curlew Alternatives Eighth Property LP ('the Applicant'), we are pleased to enclose an application to discharge Conditions 5a (Local Labour), 9a (Contamination) and 10 (Construction Management Plan) pursuant to the above referenced planning permission.

The application has been made via the Planning Portal (ref. PP-15064068) and comprises electronic copies of the following documents.

- Application form
- This Covering Letter

Condition 5a (Local Labour)

- Local Labour Construction - Proposal and Reporting Template, ref. Construction Local Labour KPI Proposal and Reporting Template, prepared by GMI Construction
- Employment and Skills Plan, ref. GMI Construction - SV ESP Gamecock, prepared by GMI Construction Group

Condition 9a (Contamination)

- Updated Desk Study and Geoenvironmental Assessment, ref. 1909009.005.01, prepared by TEC
- Remediation Strategy and Verification Plan, ref. 1909009.006.01, prepared by TEC

Condition 10 (Construction Management Plan)

- Construction Management Plan, ref. Gamecock Construction Management Plan 18.06.2026 Combined, prepared by GMI Construction Group

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

Registered in England Turley Associates Limited no. 2235387. Registered office: 6 Atherton Street, Manchester M3 3GS

The requisite planning application fee of £309.00 has been paid directly to Manchester City Council ('MCC') via the planning portal.

BACKGROUND

As you are aware, in June 2024, full planning permission was granted for the demolition of the former Gamecock Pub and the erection of a part 7, part 9-storey Purpose Built Student Accommodation building (Sui Generis) comprising 146 bed spaces, together with ancillary amenity space, a ground floor community hub (proposed for Use Classes F2(b), E(b), E(g)(iii) and E(f)), associated landscaping, infrastructure and other associated works (ref. 130387/FO/2021). The permission includes a number of conditions to be discharged.

This application relates to the discharge of Condition 5a, 9a and 10. A summary of the information submitted is provided below.

Condition 5a (Local Labour)
Condition 5 states:

> *a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.*
>
> *In this condition a Local Labour Proposal means a document which includes:*
>
> *i) the measures proposed to recruit local people including apprenticeships*
>
> *ii) mechanisms for the implementation and delivery of the Local Labour Proposal*
>
> *iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives*
>
> *(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.*

The submitted Employment and Skills Plan and Local Labour Proposal, prepared by GMI Construction Group, demonstrate a clear commitment to recruiting and supporting local labour throughout the construction phase of the development. The documents set out measures to promote local employment opportunities, apprenticeships, work experience placements and engagement with local schools, residents and community organisations. They also establish mechanisms for the implementation and delivery of these commitments, together with monitoring, review and reporting procedures to assess performance against agreed targets. The submitted information therefore satisfies the requirements of Condition 5(a) and demonstrates how local labour objectives will be achieved and monitored during the construction of the development.

Condition 9a (Contamination)
Condition 9 states:

> *a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the*

City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

The submitted Updated Desk Study and Geoenvironmental Assessment, and Remediation Strategy and Verification Plan, prepared by TEC satisfy the requirements of Condition 9 by identifying and evaluating potential sources of ground contamination, groundwater contamination and ground gas associated with the site. The reports include a site investigation, risk assessment and remediation strategy, together with verification measures to ensure that any identified risks are appropriately managed. The submitted information demonstrates that the site can be made suitable for its proposed use and therefore fulfils the requirements of Condition 9, part (a).

Condition 10 (Construction Management Plan)
Condition 10 states:

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

o A construction programme including phasing of works;

o 24 hour emergency contact number;

o Expected number and type of vehicles accessing the site:

o Deliveries, waste, cranes, equipment, plant, works, visitors;

o Size of construction vehicles;

o The use of a consolidation operation or scheme for the delivery of materials and goods;

o Phasing of works;

o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;

o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;

o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

o Locations for storage of plant/waste/construction materials;

o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;

o Arrangements to receive abnormal loads or unusually large vehicles;

o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;

o Any necessary temporary traffic management measures;

o Measures to protect vulnerable road users (cyclists and pedestrians);

o Arrangements for temporary facilities for any bus stops or routes;

o Method of preventing mud being carried onto the highway;

o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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 submitted Construction Management Plan, prepared by GMI Construction, demonstrates that appropriate procedures and controls will be in place throughout the demolition and construction phases of the development to minimise impacts on the surrounding area and ensure the safe and efficient delivery of the scheme. The document sets out the proposed approach to site management, construction logistics, environmental controls, stakeholder engagement and highway safety, and provides sufficient detail to show how construction activities will be managed for the duration of the works. The information submitted therefore satisfies the requirements of Condition 10.

Conclusion

In reviewing the information detailed above, we trust you have all the information you require to validate this application and approve the details associated with Conditions 5a (Local Labour), 9a (Contamination) and 10 (Construction Management Plan) to planning permission 130387/FO/2021. However, please do not hesitate to contact me if you have any queries.

Yours sincerely



[redacted]
[redacted]
[redacted]