



Jennifer Atkinson
Manchester City Council (Planning)

8801 | Downley Drive

25/03/2022

Buttress

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8801-Downley Drive-Section 73 Application

Jen,

Good morning.

Further to our discussion yesterday regarding the required amendments to the s73 application for Downley Drive, please refer to the information listed below:

1. Applicants details:

Stephanie Dylak
Development Programme Manager
Great Places Housing Group
2a Derwent Avenue
Manchester
M21 7QP

2. Amended drawings – Refer to attached drawings numbered:

Architectural

8801-BA-00-00-DR-A-(01)003-Existing Site-Location Plan
8801-BA-00-00-DR-A-(01)006-Existing Site-Levels
8801-BA-00-00-DR-A-(01)007-Existing and Proposed Highways and
Towpaths
8801-BA-00-00-DR-A-(01)010-Existing Site-Topo survey
8801-BA-00-00-DR-A-(04)001-Site Plan-Proposed
8801-BA-00-00-DR-A-(04)-208-Apartments-Proposed Levels
8801-BA-00-04-DR-A-(04)-Site-Roof Plan

Landscape

1907p01-Landscape General arrangement
1907p02-Apartment Layout Detail
1907p03-Boundary Treatments Keyplan
1907p04-Housing Area Detail

3. **Notice no.1** – as attached copy.

4. **Additional tree removed:**

Through further analysis of the proposed highways, the visibility splays at the junction of the new Downley Drive extension and Woodward Place **required some adjustment to maintain adequate visibility splays.**

This has resulted in the realignment of the new boundary fence along Woodward Place and also the removal of an additional tree **at the junction.**

The tree which has been removed is identified in the Arboricultural Report as.....
'Deemed to be category C - Those of a low quality that should be afforded appropriate consideration in the context of development'

We have mitigated the **tree removal** by providing a 3:1 replacement i.e. 3 new trees for every one tree that is removed.

Yours sincerely

Mike Guy | Senior Architect

for **Buttress**

CC:

File

Steph Dylak – Great Places