

31st January 2022

FAO Angela Leckie
City Centre Planning Team
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532
Manchester
M60 2LA

Dear Angela,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITIONS 3 (MATERIALS) AND 5 (LANDSCAPING) OF
PLANNING CONSENT REF: 120149/FO/2018.
CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ.**

Please find enclosed a planning application to discharge conditions 3 (Materials) and 5 (Landscaping) of Planning Consent: 120149/FO/2018 concerning the car park between 57 and 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Property Ltd, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-11001026)

DISCHARGE OF CONDITIONS

This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below.

TABLE 1.0

No	Condition	Information Submitted
3	(a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all	P21-110 Material Schedule – 27/01/22 P21-110 Material Sample Elevations – 27/01/22 0303 21 001 FACADE STUDIES- DUCIE STREET

	external elevations of the development and drawings to illustrate details of full-sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area	0303 21 002 FACADE STUDIES-LOMAX STREET 0303 21 003 FACADE STUDIES-BOLT-ON BALCONIES 0303 21 005 FACADE STUDIES-CLADDING DETAIL 0303 21 006 LEVEL 7 TERRACE THRESHOLD DETAILS 0303 05 008 REV A LOMAX STREET ELEVATION 0303 05 005 DUCIE STREET ELEVATION 0303 05 006 EAST ELEVATION 0303 05 009 WEST ELEVATION
5	Prior to the commencement of development a programmes for submission of final details of the public realm works and highway works as shown in dwg numbered 0303 90 001 Landscaping layouts; shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted: (a)Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building on Ducie Street; (b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting; and (c) A strategy for the planting of street trees within the pavements on Ducie Street and Lomas Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance; and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.	285-LYR-XX-07-DWG-L-1001-L7 LANDSCAPE GENERAL ARRANGEMENT 285-LYR-XX-07-DWG-L-3000-L7 SOFTWORKS GA 285-LYR-XX-ZZ-DWG-L-0001-STATS OVERLAY SKETCH 285-LYR-XX-ZZ-DWG-L-1000-GF LANDSCAPE GENERAL ARRANGEMENT Ducie Street - Landscape Material Schedule

	The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.	
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In terms of the proposed highway works, it is proposed that these would commence circa Week-50 onwards within the proposed 68 week programme.

Please note that for part a of Condition 5, the applicant is not proposing a stone material as the existing pavement is predominantly tarmac. Therefore, in keeping with the newly resurfaced pavements around the site, the scheme will introduce a tarmac materiality for footpaths and for the areas between the pavements.

To satisfy part b of Condition 5, the applicant will install multi-species bird boxes, as well as a mix of native and ornamental planting. In addition, multi-stem trees will be planted on the roof terraces in order to create new biodiversity habitat on site.

The Overlay Sketch prepared by Layer.studio (Ref. 285-LYR-XX-ZZ-DWG-L-0001-STATS OVERLAY SKETCH) illustrates the existing utilities located within the existing pavement. Given the congested below ground infrastructure, it is unfeasible to plant trees within the ground. The opportunity of installing tree planters is also unachievable given the requirements for minimum unobstructed widths on adopted pavements.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,



Diane Ellis
Associate Director