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David Brettell
City Centre Team
Growth and Neighbourhoods Directorate
Manchester City Council
Planning Department
PO BOX 532
Town Hall
Manchester
M60 2LA

22 October 2021

Dear David

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS ATTACHED TO
PLANNING PERMISSION 120014/FO/2018
LINCOLN SQUARE, MANCHESTER**

Further to the receipt of planning permission reference 120014/FO/2018 on 19 September 2018 please find enclosed an application for approval of details reserved by the following conditions:

Condition 5 – Parking Space Relocation Proposal, consisting of the following drawings:

- 409435-MMD-00-XX-SK-C-0011_P3 MCC Car Parking Spaces.pdf
- 409435-MMD-00-XX-SK-C-0011 MCC Car Parking Spaces_P2.pdf
- 409435-MMD-00-XX-SK-C-0011 MCC Car Parking Spaces_P2.dwg/zip

Condition 6 – Maintenance & Management Strategy. Document reference “PL1531-ID-005-05 Maintenance Strategy.pdf”

Condition 7 – Dilapidation Surveys issued via email on SharePoint link due to file size. Note that the CEMP itself was issued on 19th November 2020 and validated on 20th November 2020 as per MCC validation notice ref “CDN/20/0749.pdf”.

Condition 10 – Archaeological Summary (document ref “Lincoln Square Archaeological Watching Brief Summary.pdf”), showing no remains of particular archaeological significance

were observed and that no further monitoring is required. Full Report will be issued when complete.

Condition 11 – Tree Replacement Strategy. As noted in the attached emails ref “RE_ LHS - tree replacement strategy on Aytoun Street” and “Re_ Tree Replacement Strategy - Lincoln Square PRW_”, it was previously agreed that this condition would be discharged through a contribution to City of Trees and that submission of the invoice would be sufficient evidence to discharge. Note that the Tree Strategy itself was submitted 6th December 2019 (document refs “PL1531-ID-009-01 Tree Replacement Strategy” & “PL-1531-WD-106-Discharge of planning condition 11”) and was based on proposals provided by City of Trees (as noted in attached email ref “RE_ LHS - tree replacement strategy on Aytoun Street”). We understand that the location of the proposed tree replacement has since been used for a different scheme (without notification to ourselves). CDP are ready to make payment of the invoice immediately on receipt and we request that MCC agree the scheme directly with City of Trees and then confirm the required payment. In the meantime, we trust that this will not hold up the discharge of the condition that CDP are complying in full with their obligations under the agreed process.

Please note that the following condition does not form part of this application but will be submitted as soon as possible hereafter:

Condition 8 – Verification Report of Remediation Strategy. Given the volume of information to be reviewed, and given this information can only be provided in full on completion of the works, it will take several weeks to finalise the report; however, we will seek to submit as soon as possible.

If you require anything further to be able to progress, please do not hesitate to contact me on the details below.

Yours sincerely,

John Hardy

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