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Our Ref: EH/RM/04B902980
Your Ref: 124995/FO/2019



16 June 2021

Jennifer Atkinson
Planning
Building and Licencing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP-09947781

Dear Jen,

Application to Discharge of Condition 12 (Hard and Soft Landscaping) in relation to planning permission for the erection of a five storey educational building with associated access, servicing, landscaping, public realm and other associated works following removal of existing car park (LPA Ref. 124995/FO/2019) on Land on the Corner of Great Duchie Street and New Bridge Street, Manchester, M3 1WB

Avison Young has been instructed by Willmott Dixon Construction in relation to the above planning permission 124995/FO/2019 that was granted by Manchester City Council ("the Council") on 19th December 2019.

I formally submit the enclosed information which seeks to discharge condition 12 (hard and soft landscaping) attached to the planning consent.

All the submission material to support the application has been submitted via the Planning Portal (Ref PP-09947781). The application fee of £116 (plus £28 Planning Portal Service Fee) has been paid via BACS payment.

Condition 12

Condition 12 states:

- (a) *"Notwithstanding drawings 1090 Rev P01 and 1095 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 1 October 2019, prior to the first use of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.*

(b) The approved scheme shall be implemented prior to the first use of the development. 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".

In response to condition 12, the following information has been submitted:

- Information to support condition discharge application (Ref. CC-SHP-XX-XX-RP-A-CON12)

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely



Ed Harvey
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For and on behalf of Avison Young (UK) Limited