



Planning Department
Manchester City Council
Manchester
M60 2LA

10th February 2021

Dear Sirs

Variation of condition 9 (Off site tree planting) of planning permission reference 126608/FO/2020 for the Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated carparking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street

I am writing to submit an application which seeks to vary condition 9 which is attached to planning application reference 126608/FO/2020 which was approved on 13th November 2020. The application as set out in the decision notice has a requirement for the off site planting scheme which was proposed by the applicant as part of the planning submission to be fully detailed and approved before construction works could start on site. Work has been progressing with the Canal & River Trust over the development of a scheme along the canal network in the vicinity of the site and this has involved identifying a number of potential locations where trees could be planted. A copy of a document which sets out the results of this work is included with this application.

There does however remain the need for a more detailed assessment of these locations to ensure they are suitable locations for planting trees. The Canal & River Trust needs to be sure that any planting will not impact on the operation of the network or undermine its infrastructure. In addition the number of trees which could be provided at any of the potential sites identified, requires specific investigation to understand the area of land which is available and also whether it is possible to accommodate trees in the ground or whether planters are required. The constraints to planting along the canal need to be fully considered as part of a landscape scheme in order to ensure that it is deliverable.

The site specific work is restricted due to Covid-19 and these are likely to remain in place for some time. It is necessary to plan for restrictions on travel and working being in place for some time and there is therefore no scope for carrying out the necessary site specific assessment work. As indicated

in previous correspondence relating to the discharge of conditions for the development, work is progressing on delivering the development of affordable homes and pre commencement conditions have been submitted. The specific circumstances of the off site tree planting does however limit the work that can be done at present. In view of this it is proposed to amend the original condition so that it provides for greater time for the detailed scheme to be prepared and agreed with the Council. I set out below a proposed revised condition which requires both the detailed scheme and also the timetable for implementation to be agreed before any of the properties can be occupied. Work has gone as far as possible in terms of identifying potential locations for planting, based on existing local knowledge and the submission is supported by a document which identifies these potential locations. This is a desk top exercise and as explained requires refining on order to finalise a scheme which will provide for the amount of tree provision previously put forward.

The proposed amended condition is as follows;

The development hereby approved shall not be occupied until a scheme providing full details of off site landscaping together with a programme of implementation shall be submitted to and approved in writing by the Local Planning Authority. The final scheme should be designed in accordance with the potential locations set out in the outline planting document and also the document offsite landscaping associated with development of land at Store Street received on 15-04-2020.

The applicants are open to discussing the detailed wording around the central requirement of providing flexibility in the timing of finalising the detailed design.

I trust that you have all of the relevant information necessary to register the application and to progress to a positive conclusion. If you require further information or wish to discuss any issues arising from the submission, please do not hesitate to call.

Yours Sincerely

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