

Good morning

Each point noted on the enclosed letter is shown below with our response accompanying it in red

1) 1. Condition 15 part b) pavement reinstatement - The requirement is for all of the pavements adjacent to the site to be repaved. You should therefore submit drawings showing all of the pavement area along Chester Road adjacent to the site being repaved in Pennant Sandstone
Enclosed updated hard landscaping drawing (drawing reference Z1-TPM-G710-PL-GRD-107) illustrating that the pavement area along Chester Road adjacent to the site will be paved in Pennant Sandstone

2. Condition 15 part c) tree planting - All trees should be planted into the ground rather than in planters wherever possible. Please amend the details to show this or provide a justification for why planters are considered to be necessary.

Please see our response below

Unfortunately It is not possible to plant all trees in the ground as:

- The basement structure and highways scope occupy the vast majority of the red line boundary area. This limits the opportunity for ground based trees planting*
- Trees also form part of landscaping scope on elevated terraces*

In relation to the constraint at ground level, the design of planters accommodating trees has been carefully considered. This has resulted in a landscape scheme that incorporates long raised planters providing sufficient depth for the root ball and soil volume to support long term tree growth. The linear nature of the planters enables a shared soil volume between two trees rather than having each tree in an isolated smaller pit. The size of these planters has been designed to maximise available soil to sustain longevity for the street trees along Silvercroft Street. Tree species have been selected to be ensure they are suitable for being positioned within raised planters

3. Condition 15 part g) strategy for replacement tree planting - You should provide a strategy that sets out how you are going to replace the trees that were originally on site before the development and have been lost due to the development on a 3:1 basis. You should therefore provide an assessment of how many trees were on site (based on the original tree survey for the site), how many have been lost due to the development, how many should therefore be provided on a 3:1 basis to replace those lost and what the shortfall is (if any). If the required number of trees cannot be provided on-site, you will need to agree to a financial contribution of £7,000 for each tree that cannot be provided on site via a S106/unilateral agreement attached to any grant of the condition discharge application.

Please see our response below

We have applied the 2:1 tree replacement ratio as current at the time of determination and the basis of our viability appraisal for the site.

It is important to understand that the Crown Street Phase 1 scheme had a requirement to bring forward a grade level car park if the Crown St phase 2 planning application wasn't brought forward within 18 months of the signing of the phase 1 lease between RBL and MCC. As this timescale was met the grade car park is not required and the tree replacement in this zone is to be accommodated in the Crown St phase 2 planning application. Therefore the tree replacement calculation is as follows:

- Trees removed $25 \times 2:1 = 50$*
- Trees replaced as TPM drawing references*
 - Z1-TPM-G710-PL-GRD-201 Ground Level Planting Plan*

- Z1-TPM-G710-PL-44-203 Levels 44 & 16 Planting Plans
- Z1-TPM-G710-PL-48-113 Levels 48 & 18 Landscaping Plans

Therefore we believe we have complied with our obligations.

4. With regard to the proposed hard landscape materials under part a) of condition 15, all materials should be locally sourced, rather than from China, due to the City Council' stance on climate change

Please see our response below

Further to consultation between J. Cooper (Deloitte) and D. Roscoe (Manchester City Council) in July 2020. We confirm that agreement has been reached that all materials originating from China that are required to complete the development's external works scheme are approved for installation

Following receipt of the above responses and enclosures can MCC Planning please review and confirm that Condition 15 can be discharged

Kind regards

James Wallbank | Development Manager | Renaker Build Limited
1st Floor, NQ Building, 47 Bengal Street, Ancoats, Manchester, M4 6BB
Site Address: Crown Street Development, Crown Street, Manchester, M15 4AX