



Date: 04th January 2020
Contact: Anna Marohn, Planit-ie, am@planit-ie.com
Project: Citylabs 2&3, Manchester– Application No. 114882/FO/2016

Anthony Mitchell
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Manchester City Council,
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Dear Anthony,

**Re: Discharge of Planning Conditions 10 and 14 relating to Citylabs 2.0,
Manchester Application No. 114882/FO/2016**

Condition 10 - Landscaping

Prior to the commencement of any landscaping final details of the landscaping works shall be submitted and approved in writing by the City Council as Local Planning Authority to include an implementation timeframe and the following:

- (a) A strategy for the planting of trees within the development site, or another agreed site(s) including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance; and
- (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;
- (c) Details of the proposed hard landscaping materials;
- (d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (e) Details of external steps and handrails; and
- (f) A management and maintenance strategy for the public realm / landscaping areas. A temporary landscaping scheme within the Phase 1 boundary shall be implemented not later than 6 months from the date that Phase 1 is first occupied and remain in place until construction site mobilisation is required for commencement of Phase 2.

Condition 14 - Materials

Prior to occupation of the development (or phase thereof), details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement surrounding the development site and the line of the proposed building shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development (or phase thereof) hereby approved is first occupied.

Submitted Document for condition 10 and 14:

PL1564-ID-014-00 Discharge of Planning Conditions 10 & 14 – part 1.pdf,

PL1564-ID-014-00 Discharge of Planning Conditions 10 & 14 – part 2.pdf,

PL1564-ID-014-00 Discharge of Planning Conditions 10 & 14 – part 3.pdf, and

PL1564-ID-014-00 Discharge of Planning Conditions 10 & 14 – part 4.pdf

Yours sincerely,

Anna Marohn

Project Landscape Architect, Planit I.E. Limited

cc: Peter McVeigh – SRM - peter.mcveigh@srm.com