Paul Butler Associates
Planning, Development & Heritage Consultants

19 February 2019

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr/18.1235/rt01c

FAO Angela Leckie

Dear Julie,

111 Piccadilly, Manchester, M1 2HY
Application for Approval of Details Reserved by Condition attached to Planning Permission 121799/FO/2018

On behalf of my client Bruntwood, please find attached an application for the approval of details reserved by condition. As part of this application we are applying to discharge conditions 3 and 4 attached to planning permission 121799/FO/2018.

Planning permission 121799/FO/2018 was approved by Manchester City Council on 25 January 2019 and granted approval for *'External alterations, refurbishment and extension including construction of 'gem' structure, green windows, feature lighting, and installation of mechanical plant and replacement of 4 existing trees along with potential further planting on Ducie Street'.*

The numbered conditions for which approval is sought and the information submitted as part of this application is set out below. We are eager to secure discharge of these conditions as soon as possible.

Condition 3: Samples and Specification of Materials

Condition 3 states:

'3) Prior to the commencement of development a programme for submission of final details in relation to the relocation of the existing trees and the new tree pits and tree planting to Ducie Street shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following will be submitted:

(a) Details of locations and method statement for removal and relocation of 5 existing trees in Ducie Street as identified in Dwg 180048-3DR-00-DR-10001; and
(b) Details to include dwgs to identify tree size and species and confirm tree pit and planting specification for the replacement trees which for the avoidance of doubt should be to the following specification

Minimum for species with Tree size 18-20cm/20-25cm subject to service location (Please note that Utilities Service plans are indicative only and trial pits will have to be carried out to establish if there are opportunities to plant trees) and pit dimensions as a minimum to have a Depth up to 1m, width 1-

1.2m and length 3m. The pit should preferably contain a modular system to prevent soil compaction thereby allowing water and oxygen to migrate to the roots from the surface. The soil contained within the modular system should conform to BS3882:2015 and BS 8601:2013 for top soil and sub soil. The surface should be permeable to allow water and oxygen through and should not include a grill around the tree base.

and details of the Maintenance Strategy; and

(c) Planting specification and maintenance strategy for relocated trees.

Reason - To ensure that a satisfactory tree planting specification and appropriate maintenance strategy is implemented pursuant to Core Strategy Policies SP1, DM1, EN 9, EN15, EN 16 (Air Quality), Manchester Green and Blue Infrastructure Strategy 2015 and to meet the City Centre Tree Planting Standard'

In response to this condition the following information is submitted:

- Drawing LD01 Rev A 'Section 278 Works'
- Drawing LD02 'Tree Pit Details'
- Ducie Street / Piccadilly Tree Lifting and Replanting Method Statement
- Hillier methodology for moving trees
- Acer x freemanii Autumn Blaze specification (Note: the trees to be installed will be 25-30cm circumference, 25lt)
- Magnolia relocation sites plan.

Condition 4: Sample and Specification of Materials

Condition 4 states:

'4) (a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.'

In response to this condition the following drawings are submitted:

- Drawing 21514 Rev B 'Gem junction details'
- Drawing 21506 Rev B 'Gem Roof Details'
- Drawing 21507 Rev B 'The Gem Window Details'
- Drawing 21508 Rev B 'The Gem Window Section 1 Detail'
- Drawing 20028 Rev A 'West Elevation Tiles Setting Out'
- Drawing 20029 Rev A 'South, East & North Elevation Tiles Setting Out'

Physical samples of the materials are available on site. Following submission of the application contact will be made with the Case Officer to arrange a meeting for samples to be presented.

We trust that this information is sufficient to enable validation of this application, but please do not hesitate to get in touch if you do require anything further. The application fee (£116) has been paid on submission of the application.

We look forward to working with the Council to progress the application through to determination.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Senior Planner

Cc George Tilbury, Bruntwood