Deloitte.
Real Estate

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT
United Kingdom

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: +44 161 455 6324
lfeekins@deloitte.co.uk

Lucy Harrison
Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

28 July 2017
Our ref: C-0234800-01-01

Dear Lucy

1 Spinningfields, Manchester – Application for Discharge of Conditions
Planning Permission Ref. 113681/JO/2016/C1

On behalf of our client, Hardman Square Investments Limited, I write with regard to the above Planning Permission relating to the construction of a new office building to be known as 1 Spinningfields in Manchester City Centre.

Please find enclosed an application for the discharge Condition 12 and 17 attached to this consent and the information to do so.

Condition 12 - Acoustics.

"*Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment*."

Pleased find enclosed a Plant Noise Egress Assessment Report (ref. 13247-R04-B) prepared by Sandy Brown and dated 26 July 2017, which demonstrates that the building plant and any externally mounted ancillary equipment has been appropriately acoustically insulated.

Please can you confirm this condition can be discharged on that basis.

Condition 17 – Soft Landscaping

"Before first occupation of the development a soft landscape treatment scheme, the details of which shall be submitted to and approved in writing by the City Council as local planning authority, shall be implemented in full, with the exception of any tree planting measures required in mitigation of the wind effects of the development, which shall be implemented in accordance with the timescales set out in the wind mitigation scheme approved under Condition 16 of this permission. The landscape scheme shall include measures to enhance the biodiversity of the local area. 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

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Deloitte LLP is the United Kingdom member firm of Deloitte Touche Tohmatsu Limited ("DTTL"), a UK private company limited by guarantee, whose member firms are legally separate and independent entities. Please see www.deloitte.co.uk/about for a detailed description of the legal structure of DTTL and its member firms.

© 2016 Deloitte LLP. All rights reserved.

Deloitte.
Real Estate

place."

Please refer to the BMT Wind Study, Drawing References: 7305-A-G110-SK-015 Rev D, 7305-A-G710-SK-006, 7305-A-G710-SK-009, HED.1144.SK001 and LYR028.M106 submitted to the LPA on 9 February 2017 as part of the discharge of condition 16. The drawings outline the final wind mitigation scheme and details the proposed soft landscaping and tree planning.

Existing and proposed tree planting is identified on drawing ref. 7305-A-G100-SK-015 Rev D. The final scheme retains existing tree planting within Hardman Square, as well as incorporating new tree planting to Quay Street, Gartside Street, Hardman Square and Byrom Street. This includes three trees within highways' land on the Opera House side of Byrom Street. The trees are required in this location to address an identified issue along Byrom Street and they have been positioned so as to avoid any conflict with the operation of the Opera House (including the fire escape doors and loading bays). They have also been positioned away from the junction with Quay Street and Atkinson Street, so as to avoid potential interference with visibility splays.

As part of Planning Permission Ref. 113681/JO/2016, details of the tree species and planting arrangements for tree planting were confirmed. It is proposed to plant Acer rubrum 'Armstrong', which is a tall growing tree with a compact (but not too fastigiated) crown that offers good wind mitigation. It is available with a 2.5m clear stem, which would avoid clashing with delivery vehicles. The trees will be planted in the ground, details of the tree pit are shown on drawing reference HED.1144.SK.001.

Please can you confirm that this condition can be discharged on this basis.

Application Documentation

The application has been submitted via the planning portal, with reference PP-06262703. As agreed, I also enclose one hard copy of each of the following documents in support of the application:

- Condition Discharge Application Form; and,
- Plant Noise Egress Assessment Report prepared by Sandy Brown.

The application fee of £97 will be paid via telephone.

If you have any questions regarding this submission or require any further information please do not hesitate to contact me.

Yours sincerely

Laura Feekins
For Deloitte LLP