Our Ref 5.14/SB/BD/02503
Your Ref 091152/MO/2009/N1

Date 18th June 2010

Manchester City Council
North Area Development Control
Planning Department
Town Hall Extension
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M60 3NY

MPT Project Office
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For the attention of Carolyn Parry

Dear Madam

Metrolink Phase 3A
Land between Jocelyn Street, Monsall Street & Ruislip Avenue, Manchester
Application for removal or variation of condition following grant of planning permission.

As previously discussed MPT would like apply for the removal and variation of conditions from the Reserved Matters Application Approval at Monsall Metrolink Stop.

The reason for this application has been generated by the necessity to remove 4 no. trees that are currently covered by the planning conditions to be retained. It is no linger possible to retain these trees with the earth works and slope regarding necessary to allow construction. We therefore propose to remove these 4 trees and plant an additional 20 new trees within the stop area so as to confirm to the GMPTE tree replacement policy.

We have completed the application form via the planning portal web site and uploaded the relevant documents and drawings associated. The Planning Portal Online Application Reference number has been confirmed as PP-01119785

We have applied to remove condition 4 and vary condition 5.

We enclose the following:

1. The relevant extract from your Planning Permission, dated of decision 19th November 2009 (application – 24th September 2009), application no. 091152/MO/2009/N1

Part III – Conditions and Reasons

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

5) The landscaping scheme approved by the City Council as local planning authority shown on drawing MPT3A-OR1-04-LDP-630 Rev D01 shall be implemented not later than 12 months from the date of

commencement of works. 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 place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

2. A copy of the completed and submitted application for removal or variation of condition following grant of planning permission.

3. The fee of £170.00 payable to Manchester City Council

4. 1 no. Copy of Drawing MPT3A-OR1-04-LDP-630 (D02) - DRAFT

We trust that this application will be given due consideration and look forward to receiving your written confirmation that the conditions have been varied and removed

Yours Faithfully

Bryan Diggins
Project Director

cc Kim Dorrington (GMPTE)
File (MPT)
Approval & Consents File (MPT)