



SENT VIA E-MAIL

Our ref: 1031-20 - Phasing Clarification Condition Variation

Monday 16th December 2024

For the Attention of: Mr. Michael Pearson

Dear Michael,

RE: Project RED requested amendments to condition No. 6, 9 and 10 for clarification of phasing of development

Further to recent email correspondence, we are writing to request that amendments to the wording of conditions No. 6, 9 and 10 to clarify the phased completion of the project, are incorporated into the Section 73 Minor Material Amendment application (reference number 139000/JO/2024) that is currently under consideration.

We wish to amend the wording of the conditions as follows:

6) Notwithstanding the plans and documents specified in condition 2, within 3 months of the **completion and full occupation of phase 2 of the hereby approved development, a detailed parking strategy, including swept path analysis, and provision for disabled parking spaces and details of car parking management, and car parking space allocation, shall be submitted to, and approved by, the City Council, as local planning authority. The detailed parking strategy shall include a temporary parking strategy. The parking strategy shall be fully implemented within a period of 3 months following the approval of the above details.**

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the City of Manchester Core Strategy and the Manchester the Guide to Development.

9) a) Prior to the first occupation of the development a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those residing, attending or employed within the building;*
- ii) a commitment to surveying the travel patterns of residents and staff during the first three months of use of the development and thereafter from time to time;*
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;*
- iv) measures for the delivery of specified travel plan services; and v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car*

b) Within six months of the **completion and full occupation of phase 2 of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.**



DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3 2BW

0161 834 9703
info@day-architectural.com
www.day-architectural.com

Company registered in England & Wales
(at address above) No. 07448902

Reason - To ensure that measures are in place to reduce the dependency of residents and staff within the building from accessing the building by car pursuant to highway and pedestrian safety and to reduce the highway impacts of the development, pursuant to policy DM1 of the City of Manchester Core Strategy.

10) *Notwithstanding condition 2, prior to the **completion and full occupation of phase 2** of development, a programme for the submission of final details, including where relevant samples and jointing details of all landscaping shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include*

submission and implementation timeframes for the following details:

Details of the proposed hard landscape materials;

Details of the materials;

Details of the proposed tree species within the landscaping including proposed size, species and planting specification including tree pits and design;

Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and soft landscaping;

Details of the proposed street furniture including seating, bins and lighting;

Details of any external steps and handrails;

A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance; and details of the number, design and location of the secure cycle parking spaces.

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

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.

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 policies SP1, DM1, EN1, EN9, EN14 and EN15 of the City of Manchester Core Strategy.

Yours sincerely

DAY Architectural

For and on behalf of DAY Architectural Ltd

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3 2BW

0161 834 9703
info@day-architectural.com
www.day-architectural.com

Company registered in England & Wales
(at address above) No. 07448902

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3 2BW

0161 834 9703
info@day-architectural.com
www.day-architectural.com

Company registered in England & Wales
(at address above) No. 07448902