Stantec UK Limited
100 Barbirolli Square
Manchester
M2 3AB
UNITED KINGDOM

15th August 2024

Michael Pearson
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

RE: SECTION 73 APPLICATION TO VARY CONDITION 9 (G) ATTACHED TO PERMISSION 114585/FO/2016 AT MANCHESTER NEW SQUARE, PRINCESS STREET/ WHITWORTH STREET, MANCHESTER, M1 3AR

This statement has been prepared by Stantec on behalf of our Client, Urban & Civic ('the Applicant') in support of a planning application submitted under Section 73 of the Town and Country Planning Act 1990, to vary condition 9(g) of Full Planning Permission ref. 114585/FO/2016 (as amended by reference 137127/JO/2023) at Manchester New Square, Princess Street / Whitworth Street (the 'Site').

The relevant background and planning history are provided below alongside details of the proposed amendment and application submission.

Background Context

Full Planning Permission ref. 114585/FO/2016 was granted on 9 March 2017 at the above Site for the following development:

> *Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) all with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Café) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.*

CDN/23/0301 to discharge planning conditions 9 (Landscaping) and 18 (Signage Strategy) attached to planning permission 114585/FO/2016 was approved 22nd September 2023 save for part (g) of Condition 9. Specifically, this application seeks to remove part (g) of Condition 9 which is currently worded as follows:

> *(g) A strategy for the planting of street trees within the pavements on Whitworth Street and Princess Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance.*

It is also worth noting that since planning permission was secured by Urban & Civic in 2017, Starbucks Coffee Company (UK) who occupy one of the ground floor retail units applied to vary Condition 14 pursuant to Full Planning Permission ref. 114585/FO/2016. This application was approved 10th November 2023 and supersedes planning permission 114585/FO/2016.

As part of the iterative design process (trenching on site and technical investigations), it has been demonstrated that it is not practical or deliverable to plant street trees at Whitworth Street and Princess Street.

Registered Office: Stantec UK Limited | Buckingham Court, Kingsmead Business Park, Frederick Place, London Road, High Wycombe HP11 1JU | Registered in England No. 01188070

As such, this application seeks to remove the requirement for street planting and instead provide a mechanism for this to be addressed via a legal agreement and Section 106 contribution.

The following documentation has been submitted alongside this covering letter in support of this application:

- Application Forms
- Location Plan (drawing no. 10011-B0-A-B5:D9-XP-00-001, Rev 00)
- Photographic evidence and email correspondence (included within this Covering Letter)
- Trial Pit Service Information

The Site

The Application Site is located at the intersection of important cross city centre routes, Princess Street and Whitworth Street within The Village area of the city. The Site was completed in April 2021 and comprises of 3 buildings as detailed below:

- Building 1 comprises residential use at the upper levels with restaurant and ancillary uses ground floor level, is located to the north-west of the site facing Canal Street.

- Building 2, comprises of residential use at the upper levels with restaurant and ancillary uses at ground floor, is located to the south of the site facing Princess Street.

- Building 3, comprising residential use at the upper levels with retail and ancillary uses at ground floor, is located to the north-east of the site facing Whitworth Street.

The landscape proposals for the Site included the incorporation of appropriate trees and planting. The proposals included for new street trees at the perimeter of the Site and new medium to large trees within the central courtyard space.

Planning Policy Context

This Section details the planning policies of relevance to the proposals subject to this Section 73 Application. The Applicant's Planning Statement submitted in relation to the full planning application (114585/FO/2016) addresses the principle of development.

The Development Plan policy that is relevant to this application is contained in the Core Strategy (2012-2027) and saved policy from the Extant Unitary Development Plan (UDP). In addition to this, material considerations will also be taken into account in decision making. Material considerations of particularly relevance comprise the National Planning Policy Framework (2023), National Planning Practice Guidance (2014 as amended) and the Guide to Development in Manchester SPD (2007).

Development Plan

The Development Plan policy that is relevant to this application is contained in the Core Strategy which was adopted by Manchester City Council in July 2012. It covers a period of 15 years from 2012 to 2027.

Policy PA 1 Developer Contributions states that the nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area. Where appropriate, any such provision will be required to be provided on site. Where this is not possible, a

commuted sum payment is likely to be sought. In determining the nature and scale of any planning obligation, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination may be taken into account.

Policy EN 6 Target Framework for CO2 reductions from low or zero carbon energy supplies indicates that development over 1,000 sq m will be expected as a minimum to meet CO2 emission reduction targets which can be mitigated through green infrastructure such as street trees.

Policy EN 8 Adaptation to Climate Change suggests that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting, and function of both buildings and associated external spaces. This includes Green Infrastructure within development such as green roofs, green walls, increased tree cover and waterways.

Policy EN9 Green Infrastructure states that developers will be encouraged to enhance the quality and quantity of green infrastructure, this includes protecting existing street trees and promoting new planting, particularly where this can enhance green links in the urban area.

Policy EN15 Biodiversity and Geological Conservation states that the Council aim to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Material Considerations

A summary of the material considerations that are relevant to the determination of this application are set out below.

National Planning Policy Framework (NPPF) (2023)

National planning policy is set out in the National Planning Policy Framework (NPPF). The most recent iteration was published by the Government in September 2023. Paragraph's 2 and 219 confirm the NPPF is a material consideration in planning decisions.

The paragraph's most relevant to the determination of this application are as follows:

- Decisions should aim to achieve healthy, inclusive and safe places (paragraph 96).
- Making effective use of land (paragraphs 124 and 125).
- Achieving well-designed places (paragraphs 131, 135 and 136)
- Planning for climate change (paragraphs 159 and 162).
- Conserving and enhancing the natural environment (paragraphs 180, 186 and 188)

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance (NPPG) is a web-based resource that was first published in March 2014. It is regularly updated to provide guidance on the application of policies contained in the NPPF. The NPPG has been taken into consideration as part of this application as it provides best practice guidance for the technical considerations.

Guide to Development in Manchester SPD (2007)

The Guide to Development in Manchester SPD was adopted in April 2007 and has been produced as a means of guiding development on a wide range of issues over the City. The following paragraphs can be deemed of relevance to this application:

Paragraph 2.10 discusses how the design of streets should promote neighbourliness and suggests that the choice of street trees should reflect the nature, role and accessibility of the street.

Paragraph 2.16 details the importance of site boundaries and treatment in which it should contribute to the street scene. Development should be designed to include features such as boundary streets to help maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

Paragraph 2.36. suggests that sufficient space should be allowed for on-site planting, which should be of a stature and species appropriate to the character and context of the development.

Paragraph 2.37 details how new development should aim to increase the provision of street trees of an appropriate species, so that they become an important feature of the City's neighbourhoods.

Paragraph 4.5 Energy Efficiency states design principles will assist developers in achieving energy efficiency target which includes the positioning of trees and soft landscaping on and around the development to provide natural shading, insulation and air conditioning.

Paragraph 4.15 discusses biodiversity within development and how landscaping and new planting should include species appropriate for the proposed development that will encourage wildlife. Full plans should be included in the report showing retained, enhanced and new ecological features, the number of on-site trees pre and post development, and a 5-year management plan.

Paragraph 5.7 details that on all streets, trees, good quality materials and attractive street furniture plays a particularly important role in helping to create a vibrant streetscape which clearly has functions beyond just the movement of traffic.

Paragraph 9.11 states that in order to improve the quality and aesthetics of the built environment, development should be designed to integrate the natural environment into the built environment with trees and other planting schemes.

Proposed Development

This application seeks to vary Condition 9 (g) by removing part (g) which requires a strategy for street planting on Princess and Whitworth Street. The wording of Condition 9 (g) attached to permission 114585/FO/2016 is as follows:

> *(g) A strategy for the planting of street trees within the pavements on Whitworth Street and Princess Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance*.

A meeting to discuss the above approach and revisions to the scheme was held with Michael Pearson on the 9th of January 2024, however discussions to formalise the situation regarding street trees has been ongoing since November 2020 (see Appendix A).

As the evidence at Appendix A demonstrates, initial site investigation work and inspections took place some considerable time previously and prior to practical completion of the development with photographic evidence (dated 29/11/2017) shown at Appendix B. At the time, the main contractor undertook trial holes

on behalf of Urban & Civic to confirm the conflict with services and hence the lack of room for tree pits. This is evident in plans enclosed at Appendix C. This information was shared with the Council at the time.

MCC required further trial pits to be carried out and detailed in an accompanying report to show that the services preclude the planting of trees. Provided this evidence could be produced, the Council then advised they would seek to agree a financial contribution via section 106 agreement to cover the loss of provision of street trees on site.

The scope of the trial pits was agreed with MCC in which it was confirmed that it would not be feasible to dig trial pits (nor plant street trees) on both Whitworth Street and Venice Street. As such two tree trial pits took place on Princess Street on Thursday the 11th of July 2024, for inspection by MCC (Michael Pearson) on Friday the 12th of July 2024. The trial holes were dug at a transect 1m deep and 1.2m back from the kerb.

The plans enclosed at **Appendix E** detail the findings of the excavation of the street tree pits in the footway and confirm the conflict with the servicing. On inspection, it was confirmed by MCC that the servicing seemed congested which in turn would make the delivery of tree pits difficult.

The wording of condition 9 (g) therefore requires an amendment to remove the requirement for a street planting strategy (as this is not practical or deliverable). To mitigate for this, it is agreed that a planning contribution can be made by the City Council to provide street trees at an offsite location via additional S106 contribution.

Draft Heads of Terms

The Section 106 Agreement will be between Urban & Civic as the applicant and MCC in relation to Manchester New Square. It is proposed that the Applicant will provide the following contribution to mitigate for the absence (per valid technical reasons) of street trees as part of the following contribution:

- *£7,000 per tree not installed (total £35,000)*

It is proposed that a standard 'clawback' provision be included which requires the return of any unspent part of the contributions plus interest if the contribution is not spent 5 years after the date of payment. Subject to discussion / agreement, other obligations may be imposed upon the Council in order to reflect the above requirements.

Planning Assessment

As previously discussed, it was determined through evidence shared with the Council that the Applicant could no longer provide street tree planting due to conflict with underground services and hence the lack of room for tree pits. The proposals therefore comprise a loss of five trees as approved as part of planning permission ref. 114585/FO/2016. Through email correspondence and pre-application dialogue, it has been agreed that this is mitigated by way of a commuted sum payment in accordance with Policy PA 1 Developer Contributions.

The non-implementation of five trees on-site was deemed acceptable to ensure that the proposals were deliverable. However, it is clear that landscape designs remain an integral feature to the development and the conclusions of the previous application should not be changed. The development still provides a comprehensive landscaping scheme which includes a courtyard garden, a terrace facing the canal and a feature link connecting Whitworth Street with the canal.

The development, therefore, remains compatible with Policy EN 6, EN 8, EN9 and EN15 and the proposed amendments does not result in an unacceptable tree loss as the completed development provides a high-

quality public realm and landscape scheme that responds to and respects its context. The absence of 5 trees on site will be mitigated by a contribution (via S106 agreement).

Summary

This covering letter has been prepared in support of a planning application submitted under Section 73 of the Town and Country Planning Act 1990 to remove part (g) of Condition 9 attached to planning permission 114585/FO/2016 for the erection of three residential buildings and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.

The revisions to the scheme are minor in nature and do not alter the conclusions drawn in relation to the extant scheme considered by the Council. The non-implementation of 5 trees is justified through evidence of conflict with services with the footway. Furthermore, this is to be mitigated via a commuted sum / S106 agreement. For those reasons we conclude the proposed amendments to the approved scheme present no conflict with the conclusions already reached by the LPA in granting planning permission for the extant scheme and subject to the agreement of a S106 agreement remain in accordance with the relevant policies of the development plan and other material considerations.

Yours sincerely,



STANTEC UK LIMITED

Greg Dickson
Planning Director
Phone: +44 1618174905

Stantec UK Limited
100 Barbirolli Square
Manchester
M2 3AB
UNITED KINGDOM

Appendix A – Email Correspondence

Registered Office: Stantec UK Limited | Buckingham Court, Kingsmead Business Park, Frederick Place, London Road, High Wycombe HP11 1JU | Registered in England No. 01188070

As per my note yesterday, I'll try to get back to you asap regarding our ability to provide further advice. I'm hoping this will be clarified by the end of the week.

Kind regards,

Ed

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 28 September 2021 09:12
To: Britton, Ed <edbritton@deloitte.co.uk>
Subject: [EXT] Re: MNSQ- Street Tree Planting

Hi Ed

I have been chased by a member of the public on this. Any update. An alternative to Urban and Civic planting trees would be to submit a Variation of Condition to the landscaping condition which would allow us to secure a contribution towards off site street tree planting based on £7000 per tree. The image below shows 5 trees so we would be looking to secure £35,000

Best Wishes

Angela

Angela Leckie
Senior Planner
City Centre Team

Tel (External) 0161 274 5200 (see message below)
Tel (Internal) 80034651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Zoom, Microsoft Teams or Google Meet

Upcoming Leave

Postal Address
Angela Leckie
City Centre Team
Planning
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

From: Britton, Ed <edbritton@deloitte.co.uk>
Sent: 31 March 2021 13:55
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE:MNSQ- Street Tree Planting

Hi Angela,

I am due to speak to my client today / tomorrow, so will hopefully be able to provide an update ASAP after that.

Kind regards

Ed

Get Outlook for iOS

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Wednesday, March 31, 2021 1:01:06 PM
To: Britton, Ed <edbritton@deloitte.co.uk>
Subject: [EXT] Re: MNSQ- Street Tree Planting

Hi Ed

I have been contacted again by the local resident who first raised the issue of no trees being delivered on the scheme despite being shown in the promotional images. I have previously informed them of the issues with services but that we were exploring alternatives - Can I have an update please - it would be good to be able to make some progress on this within the next couple of weeks as things move towards wrapping up on site.

Best Wishes

Angela

Angela Leckie
Senior Planner
City Centre Team

Tel (External) 0161 234 4651 (see message below)
Tel (Internal) 80034651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

I am currently working from home if you need me to contact you please drop me an e-mail and I will call you.

I am available to dial into pre -arranged meetings via Zoom, Microsoft Teams or Google Meet

Upcoming Leave

Postal Address
Angela Leckie
City Centre Team
Planning
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

From: Britton, Ed <edbritton@deloitte.co.uk>
Sent: 04 February 2021 08:31
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE: MNSQ

Hi Angela,

I spoke with Urban & Civic earlier today, who are still trying to pull together a detailed cost schedule. I understand the delay is due to waiting for contractors to confirm individual cost items.

In the meantime, they have asked if all other pending conditions could be discharged? They will then resubmit the condition details relating to tree strategy once next steps have been agreed with MCC. Please could you confirm if this is ok?

Kind regards,

Ed

Ed Britton
Assistant Director | FA - Real Estate | Deloitte LLP
D: +44 161 455 6169 | M: +44 7971 177255
edbritton@deloitte.co.uk | www.deloitte.co.uk

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 29 January 2021 07:48
To: Britton, Ed <edbritton@deloitte.co.uk>
Subject: [EXT] Re: MNSQ

Hi Ed

Can I have an update on where we are in terms of investigating and committing to tree planting opposite the site on Whitworth Street - I recall that this was left with you following our chat about this - I have been meaning to chase this up but have been prompted to do so this morning and I have been contacted again by the local resident who first raised the issue of no trees being delivered on the scheme despite being shown in the promotional images. I have previously informed them of the issues with services but that we were exploring alternatives.

Best Wishes

Angela

From: Britton, Ed <edbritton@deloitte.co.uk>
Sent: 25 November 2020 15:10
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE: MNSQ

Hi Angela,

I was wondering if you could possibly give me a call to discuss MNSQ today or tomorrow?

I'm not sure if you're aware, but Hannah Shine no longer works for Deloitte. As such, I'll be picking this up from now on.

Thanks,

Ed

Ed Britton
Assistant Director | FA - Real Estate | Deloitte LLP
D: +44 161 455 6169 | M: +44 7971 177255
edbritton@deloitte.co.uk | www.deloitte.co.uk

From: Britton, Ed
Sent: 23 November 2020 14:41
To: Angela Leckie <a.leckie@manchester.gov.uk>
Subject: MNSQ

Hi Angela,

I hope you're well.

I just tried calling as I'm keen to catch up on the on-going MNSQ off-site tree discussions.

Would you be free for a quick call today or tomorrow?

Thanks,

Ed

Ed Britton
Assistant Director | FA - Real Estate | Deloitte LLP
2 Hardman Street, Manchester, M3 3HF
D: +44 161 455 6169 | M: +44 7971 177255
edbritton@deloitte.co.uk | www.deloitte.co.uk



IMPORTANT NOTICE

This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see Regulators.

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify it.security.uk@deloitte.co.uk and destroy this message immediately. Email communications cannot be guaranteed to be secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our Privacy Notice.

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.
****

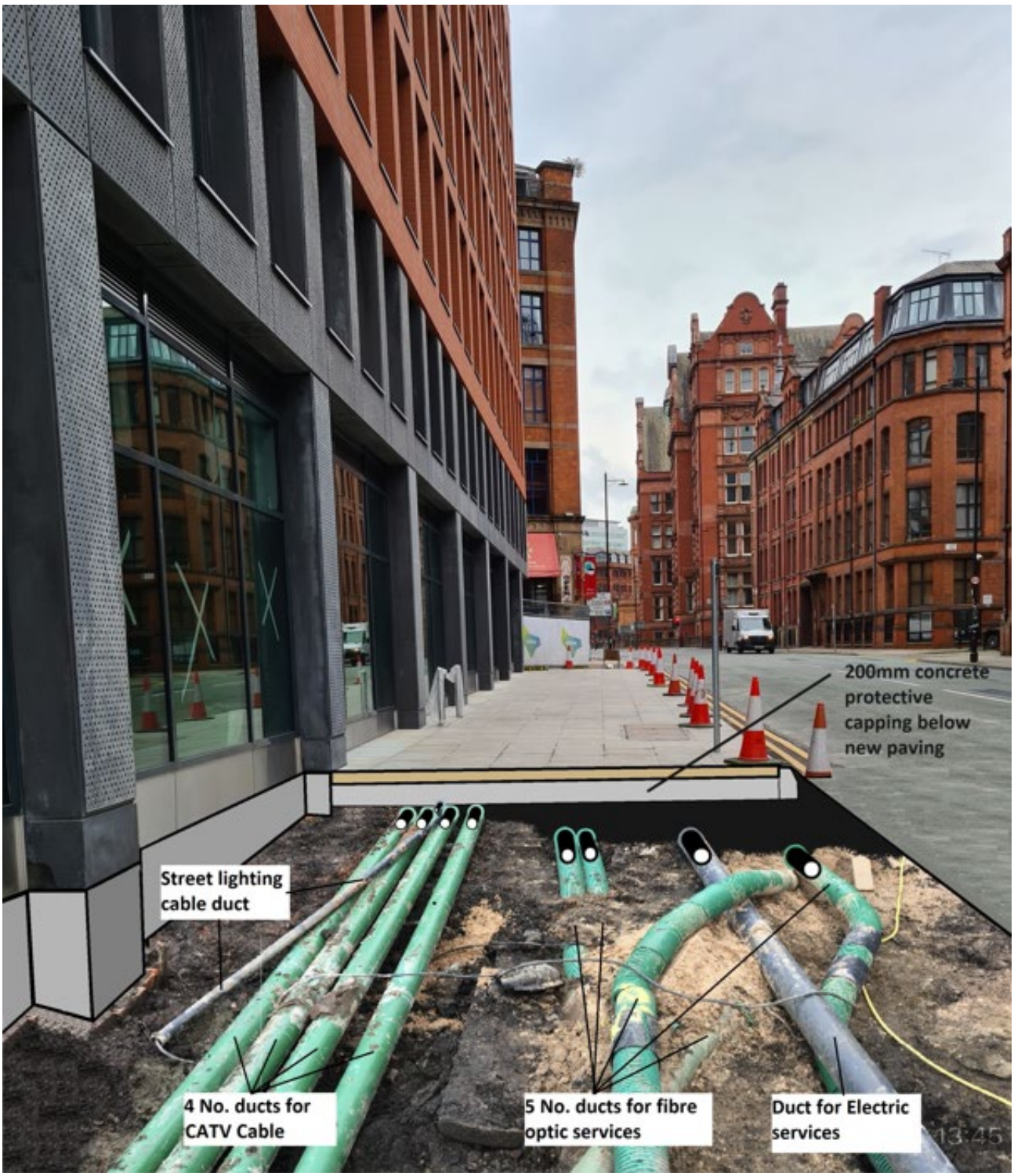
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.
The full text of the Council's email disclaimer is available at www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at www.manchester.gov.uk/privacy for further information.

Appendix B –Photographic evidence of investigative works


24/11/2017 15:55


29/11/2017 13:45

Appendix C – Overlay photograph showing approximate location of upper layers of services within Whitworth Street footpath


200mm concrete protective capping below new paving
Street lighting cable duct
4 No. ducts for CATV Cable
5 No. ducts for fibre optic services
Duct for Electric services

Appendix D – Utilities Plan

DO NOT SCALE!

KEY PLAN:





NOTE:
Unable to survey area with GPR due to poor ground conditions i.e. the construction of the concrete slab with protruding rebar.

NOTE:
Unable to survey area with GPR due to poor ground conditions i.e. the construction of the concrete slab with protruding rebar.

NOTE:
Technics have not surveyed any utilities shown outside the survey boundary. QLD has been added from records for services that could not be located on site.

NOTE:
Topographical features in this area have changed since topo was done. Some valves and covers are no longer there.

NOTE:
Topographical features in this area have changed since topo was done. Some valves and covers are no longer there.

NOTE:
Technics have not surveyed any utilities shown outside the survey boundary. QLD has been added from records for services that could not be located on site.

NOTE:
We were unable to determine if there were any other cables or ducts passed the depth of cover due to the construction of the chamber. The chamber is both a CATV and Electric chamber.

NOTE:
Technics have not surveyed any utilities shown outside the survey boundary. QLD has been added from records for services that could not be located on site.

NOTE:
Difficult to survey this electric as it was running directly beneath the hoarded fence line. There is possibly more than one cable in this area.

NOTE:
Technics have not surveyed any utilities shown outside the survey boundary. QLD has been added from records for services that could not be located on site.

NOTE:
Manholes indicated on C2 records do not exist in this area.

NOTE:
Difficult to survey this electric as it was running directly beneath the hoarded fence line. There is possibly more than one cable in this area.

Gas Pipe Visible on surface LITT Cut

Cable Cut LITT Visible on surface

GENERAL NOTES:

Electrical Comments:
Please note that ratings for electrical services i.e. LV, HV and EHV are taken from statutory records provided by the client. Technics hold no liability for misidentification of the rating for cables as there is no detection technology that will confirm the rating of a cable. Where no statutory records are provided we will show all cables as LV unless there is evidence to the contrary.

Methods Used:
Radio-frequency, Flexitracing and sonde and Ground Penetrating Radar techniques may be used in the location of underground utilities. The results are not infallible and vacuum excavation (QL-A) should be carried out to confirm positions of the identified utilities. Although great efforts have been made in conducting the survey the completeness of the underground utilities information cannot be guaranteed.

Accuracy Statement:
For Radio frequency depths shown have been obtained by electromagnetic means and can be subject to high levels of interference and distortion at the source or from surrounding services so can not be relied upon. In areas where depth is of high importance Technics would advise you to use PAS128 QL-A to obtain accurate depth readings.

Drainage:
Drainage connectivity will be proven by either a bang test or by drain dye. Unless otherwise specified in project spec the line shown between connecting manholes will be assumed as running straight. Where a connecting manhole can not be found or is thought not to run straight, the line of the pipe will be sonded as far as possible at the time of survey.
For Ground Penetrating Radar (GPR) methods the depth surveyed varies according to the subsurface ground conditions and level, and is normally characterised by the depth of penetration of the radar signal. In areas where depth is of high importance Technics would advise you to use PAS128 QL"A" to obtain accurate depth readings. The average penetration will be greater in sandier regions than in clay regions, but will typically be in the range 2.0m to 2.5m. In exceptionally good or exceptionally bad conditions the depth may exceed 3m or be restricted to 1.2m to 1.5m. Clay conditions and water logged areas offer a greater restriction to the surveyor and can in some cases render the GPR ineffective in locating services within some areas. Where the client issues statutory records we will highlight the services that could not be found for this reason. This is not possible when the client does not issue statutory records and may require further investigation prior to commencing with the project.

PAS128:02:
Description are per the PAS128 Standard
QL"A" Precise horizontal and vertical location of utility obtained. Approximate horizontal location of utility obtained through the use of geophysical methods by exposing utility (i.e.- Vacuum Excavation).
QL"B" Approximate horizontal location of utility obtained through the use of geophysical methods (electromagnetic detection) Default QL unless noted otherwise.
QL"C" Information obtained by surveying visible above ground features and using professional judgement.
QL"D" Information derived from existing records and/or oral recollections. Where client has not provided such information this information may be shown to help the client as the team may not be able to prove due to site and equipment limitations but believe there could be other services within a given area.

LEGEND:

Utility features:

- Approximate chamber extents
- BT Cable \ duct
- BT Cable QLD
- CATV Cable \ duct
- Electrical cable \ duct
- Electrical cable \ duct QLD
- Gas Main
- Gas Main by GPR
- Gas Main QLD
- Ground Penetration Radar detection
- Sewer - Foul water
- Sewer - Foul water Assumed Route
- Sewer - Foul water QLD
- Sewer - Surface water
- Sewer - Surface water QLD
- Survey Boundary
- Traffic Light cable \ duct
- Unknown Radio Frequency detection
- Water Main
- Water Main by GPR
- Water Main QLD

Topographical features:

NB: Topographical legend not applicable if Technics utility survey is overlaid onto client's topographical survey.

- Bank - Bottom
- Bank - Top
- Building
- Building canopy
- Concrete
- Drainage Channel
- Fence
- Kerb - Bottom
- Kerb - Drop
- Kerb - Top
- Road marking - yellow
- Road marking - white
- Road - centre line
- Roof / Eaves levels
- Surface change
- Visible Trench Line
- Wall

QLD Utility line taken from records provided by client and or site features.
GPR Utility \ feature found using ground probing radar which maybe non-metallic.
RF Utility \ feature found using radio frequency locating equipment.

- Unable to survey area with GPR due to poor ground conditions.
- Area not surveyed.
- Unidentified subsurface distortion designated with GPR
- X4 Number of ducts entering or exiting the inspection pit
- Survey control station
- Buildings
- OS Buildings
- Overhead electrical tower
- GPR Baseline

SERVICE DEPTHS:

A 1.20 B 1.20 C 1.20

* Depths of services can be measured from different points:
A Indicates where GPR depth is measured from.
B Indicates where depth is measured from when using radio frequency.
C Indicates where depth is taken from on drainage pipes using a tape measure.

ABBREVIATIONS:

Designation:

BLKD	Blockage	ID	Invert Depth	OSA	Out of Survey Area
D	Depth to Utility	IL	Invert Level	PS	Post Signal
DIA	Diameter	MAR	Man Entry Required	PEV	Polyethylene Valve
DOC	Depth to Cover	MKR	Marker Post	SOR	Start of Run
DTB	Depth to Base	NFI	No Further Information	UTL	Unable to Lift
EOT	End of Designation	NVP	No Visible Pipe	UTT	Unable to Trace
GPR	Ground Penetrating Radar	NVV	No Visible Valve	WO	Wash Out

Topographic:

BOL	Bollard	P	Post	WM	Water Meter
BT	British Telecom Cover	PB	Post Box	WP	Waste Pipe
DK	Drop Kerb	RE	Rodding Eye	WT	Wall Top
EL	Electricity Cover	RS	Road Sign	WV	Water Valve
EP	Electricity Pole	RSC	Rolled Steel Column		
FH	Fire Hydrant	RSJ	Rolled Steel Joist	Fence and Wall features:	
FFP	Flagged Footpath	RWP	Rain Water Pipe	B/W	Barbed Wire
FL	Floor Level	SC	Stop Cock	C/B	Close Boarded
G	Gully	SP	Sign Post	C/M	Corrugated Metal
GM	Gas Meter	SS	Street Name Sign	C/L	Chain Link
GV	Gas Valve	STP	Stand Pipe	C/P	Chesnut Paling
HT	Height	SV	Stop Valve	HR	Hand Rail
IC	Inspection Cover	SVP	Soil Vent Pipe	I/R	Iron Railing
LP	Lamp Post	TFP	Tarmac Footpath	Lat	Lattice
LH	Lamp Hole	THL	Threshold Level	P/C	Post and Chain
MH	Manhole	TL	Traffic Light	P/R	Post and Rail
NB	Notice Board	TP	Telegraph Pole	P/W	Post and Wire
OSBM	OS Bench Mark	VP	Vent Pipe	Ret	Retaining Wall

SURVEY AND DATUM INFORMATION:

The topographical survey data shown in grey is from CAD drawing "454.007.dwg" has been provided by our client.

The results of the subsurface survey have been graphically fitted to common detail measured during the survey.

Grid and datum as per topographical survey.

UTILITY NOTES:

Services shown outside the survey boundary are for information only and may not be complete. If information is required outside our survey boundary, please contact a Technics Project Manager.

Technics
Geospatial Consultant Surveyors

Approach House
109 Great North Road, Woodlands
Doncaster - DN6 7SU
Tel: 01302 330105 Fax: 01302 338920
e-mail: Lee.Mcnichol@technicsgroup.com

Regulated by RICS · ICES · The Survey Association · Pas128 Accredited · RISQS · Achilles · CHAS Accredited Contractor · GPR Underground

Client:	Carillion			
Project:	Princess Street Manchester M1 6JB			
Survey Quality:	Overlay QL"B" Utility Survey			
Start Date of Survey:	15 February 2016			
Drawing Status:	Surveyed:	Drawn:	Approved:	
Final	RXS/JV	JM	LJM	
Digital File:	Original Size:	Scale:	Sheet:	
3532-0216-01-3D.dwg	A0	1:100	1 of 2	
Drawing No.:	3532-0216-01	Revision:		

DO NOT SCALE!

KEY PLAN:





NOTE:
Unable to survey area with GPR due to poor ground conditions i.e. the construction of the concrete slab with protruding rebar.

NOTE:
Unable to survey area with GPR due to poor ground conditions i.e. the construction of the concrete slab with protruding rebar.

NOTE:
Unable to survey area with GPR due to poor ground conditions i.e. the construction of the concrete slab with protruding rebar.

CAUTION:
Unable to trace this pipe due to the depth of the pipe at the manhole. Man entry would be required if this pipe is to be traced.

CAUTION:
This is an access chamber for the basement which is locked from the inside. Caution when digging in this area.

NOTE:
Technics have not surveyed any utilities shown outside the survey boundary. QLD has been added from records for services that could not be located on site.

NOTE:
Difficult to survey this electric as it was running directly beneath the hoarded fence line. There is possibly more than one cable in this area.

NOTE:
Technics have not surveyed any utilities shown outside the survey boundary. QLD has been added from records for services that could not be located on site.

NOTE:
Difficult to survey this electric as it was running directly beneath the hoarded fence line. There is possibly more than one cable in this area.

NOTE:
Technics have not surveyed any utilities shown outside the survey boundary. QLD has been added from records for services that could not be located on site.

NOTE:
Technics have not surveyed any utilities shown outside the survey boundary. QLD has been added from records for services that could not be located on site.

NOTE:
Manholes indicated on C2 records do not exist in this area.

CAUTION:
This manhole appears to be an access route to the sewer, more access required to confirm. There are no visible pipes so we believe they are offset in the chamber. Caution when digging in this area.

GENERAL NOTES:

Electrical Comments:
Please note that ratings for electrical services i.e. LV, HV and EHV are taken from statutory records provided by the client. Technics hold no liability for misidentification of the rating for cables as there is no detection technology that will confirm the rating of a cable. Where no statutory records are provided we will show all cables as LV unless there is evidence to the contrary.

Methods Used:
Radio-frequency, Flexitracing and sonde and Ground Penetrating Radar techniques may be used in the location of underground utilities. The results are not infallible and vacuum excavation (QL-A) should be carried out to confirm positions of the identified utilities. Although great efforts have been made in conducting the survey the completeness of the underground utilities information cannot be guaranteed.

Accuracy Statement:
For Radio frequency depths shown have been obtained by electromagnetic means and can be subject to high levels of interference and distortion at the source or from surrounding services so can not be relied upon. In areas where depth is of high importance Technics would advise you to use PAS128 QL-A to obtain accurate depth readings.

Drainage:
Drainage connectivity will be proven by either a bang test or by drain dye. Unless otherwise specified in project spec the line shown between connecting manholes will be assumed as running straight. Where a connecting manhole can not be found or is thought not to run straight, the line of the pipe will be sonded as far as possible at the time of survey.
For Ground Penetrating Radar (GPR) methods the depth surveyed varies according to the subsurface ground conditions and level, and is normally characterised by the depth of penetration of the radar signal. In areas where depth is of high importance Technics would advise you to use PAS128 QL"A" to obtain accurate depth readings. The average penetration will be greater in sandier regions than in clay regions, but will typically be in the range 2.0m to 2.5m. In exceptionally good or exceptionally bad conditions the depth may exceed 3m or be restricted to 1.2m to 1.5m. Clay conditions and water logged areas offer a greater restriction to the surveyor and can in some cases render the GPR ineffective in locating services within some areas. Where the client issues statutory records we will highlight the services that could not be found for this reason. This is not possible when the client does not issue statutory records and may require further investigation prior to commencing with the project.

PAS128:08:
Description are per the PAS128 Standard
QL"A": Precise horizontal and vertical location of utility obtained. Approximate horizontal location of utility obtained through the use of geophysical methods by exposing utility (i.e.- Vacuum Excavation).
QL"B" Approximate horizontal location of utility obtained through the use of geophysical methods (electromagnetic detection) Default QL unless noted otherwise.
QL"C" Information obtained by surveying visible above-ground features and using professional judgement.
QL"D" Information derived from existing records and/or oral recollections. Where client has not provided such information this information may be shown to help the client as the team may not be able to prove due to site and equipment limitations but believe there could be other services within a given area.

LEGEND:

Utility features:

- Approximate chamber extents
- BT Cable \ duct
- BT Cable QLD
- CATV Cable \ duct
- Electrical cable \ duct
- Electrical cable \ duct QLD
- Gas Main
- Gas Main by GPR
- Gas Main QLD
- Ground Penetration Radar detection
- Sewer - Foul water
- Sewer - Foul water Assumed Route
- Sewer - Foul water QLD
- Sewer - Surface water
- Sewer - Surface water QLD
- Survey Boundary
- Traffic Light cable \ duct
- Unknown Radio Frequency detection
- Water Main
- Water Main by GPR
- Water Main QLD

Topographical features:

NB: Topographical legend not applicable if Technics utility survey is overlaid onto client's topographical survey.

- Bank - Bottom
- Bank - Top
- Building
- Building canopy
- Concrete
- Drainage Channel
- Fence
- Kerb - Bottom
- Kerb - Drop
- Kerb - Top
- Road marking - yellow
- Road marking - white
- Road - centre line
- Roof / Eaves levels
- Surface change
- Visible Trench Line
- Wall

QLD Utility line taken from records provided by client and or site features.
GPR Utility \ feature found using ground probing radar which maybe non-metallic.
RF Utility \ feature found using radio frequency locating equipment.

- Unable to survey area with GPR due to poor ground conditions.
- Area not surveyed.
- Unidentified subsurface distortion designated with GPR
- X4 Number of ducts entering or exiting the inspection pit
- Survey control station
- Buildings
- OS Buildings
- Overhead electrical tower
- GPR Baseline

SERVICE DEPTHS:

A 1.20 B 1.20 C 1.20

* Depths of services can be measured from different points:
A Indicates where GPR depth is measured from.
B Indicates where depth is measured from when using radio frequency.
C Indicates where depth is taken from on drainage pipes using a tape measure.

ABBREVIATIONS:

Designation:

BLKD	Blockage	ID	Invert Depth
D	Depth to Utility	IL	Invert Level
DIA	Diameter	MAR	Man Entry Required
DOC	Depth to Cover	MKR	Marker Post
DTB	Depth to Base	NFI	No Further Information
EOT	End of Designation	NVP	No Visible Pipe
GPR	Ground Penetrating Radar	NVV	No Visible Valve

Topographic

BOL	Bollard	P	Post
BT	British Telecom Cover	PB	Post Box
DK	Drop Kerb	RE	Rodding Eye
EL	Electricity Cover	RS	Road Sign
EP	Electricity Pole	RSC	Rolled Steel Column
FH	Fire Hydrant	RSJ	Rolled Steel Joist
FFP	Flagged Footpath	RWP	Rain Water Pipe
FL	Floor Level	SC	Stop Cock
G	Gully	SP	Sign Post
GM	Gas Meter	SS	Street Name Sign
GV	Gas Valve	STP	Stand Pipe
HT	Height	SV	Stop Valve
IC	Inspection Cover	SVP	Soil Vent Pipe
LP	Lamp Post	TFP	Tarmac Footpath
LH	Lamp Hole	THL	Threshold Level
MH	Manhole	TL	Traffic Light
NB	Notice Board	TP	Telegraph Pole
OSBM	OS Bench Mark	VP	Vent Pipe
OSA	Out of Survey Area	WM	Water Meter
P/S	Poor Signal	WP	Waste Pipe
PEV	Polyethylene Valve	WT	Wall Top
SOR	Start of Run	WV	Water Valve
UTL	Unable to Lift		
UTT	Unable to Trace	Fence and Wall features:	
WO	Wash Out	B/W	Barbed Wire
		C/B	Close Boarded
		C/M	Corrugated Metal
		C/L	Chain Link
		C/P	Chesnut Paling
		HR	Hand Rail
		I/R	Iron Railing
		Lat	Lattice
		P/C	Post and Chain
		P/R	Post and Rail
		P/W	Post and Wire
		Ret	Retaining Wall

SURVEY AND DATUM INFORMATION:

The topographical survey data shown in grey is from CAD drawing "454.007.dwg" has been provided by our client.

The results of the subsurface survey have been graphically fitted to common detail measured during the survey.

Grid and datum as per topographical survey.

UTILITY NOTES:

Services shown outside the survey boundary are for information only and may not be complete. If information is required outside our survey boundary, please contact a Technics Project Manager.

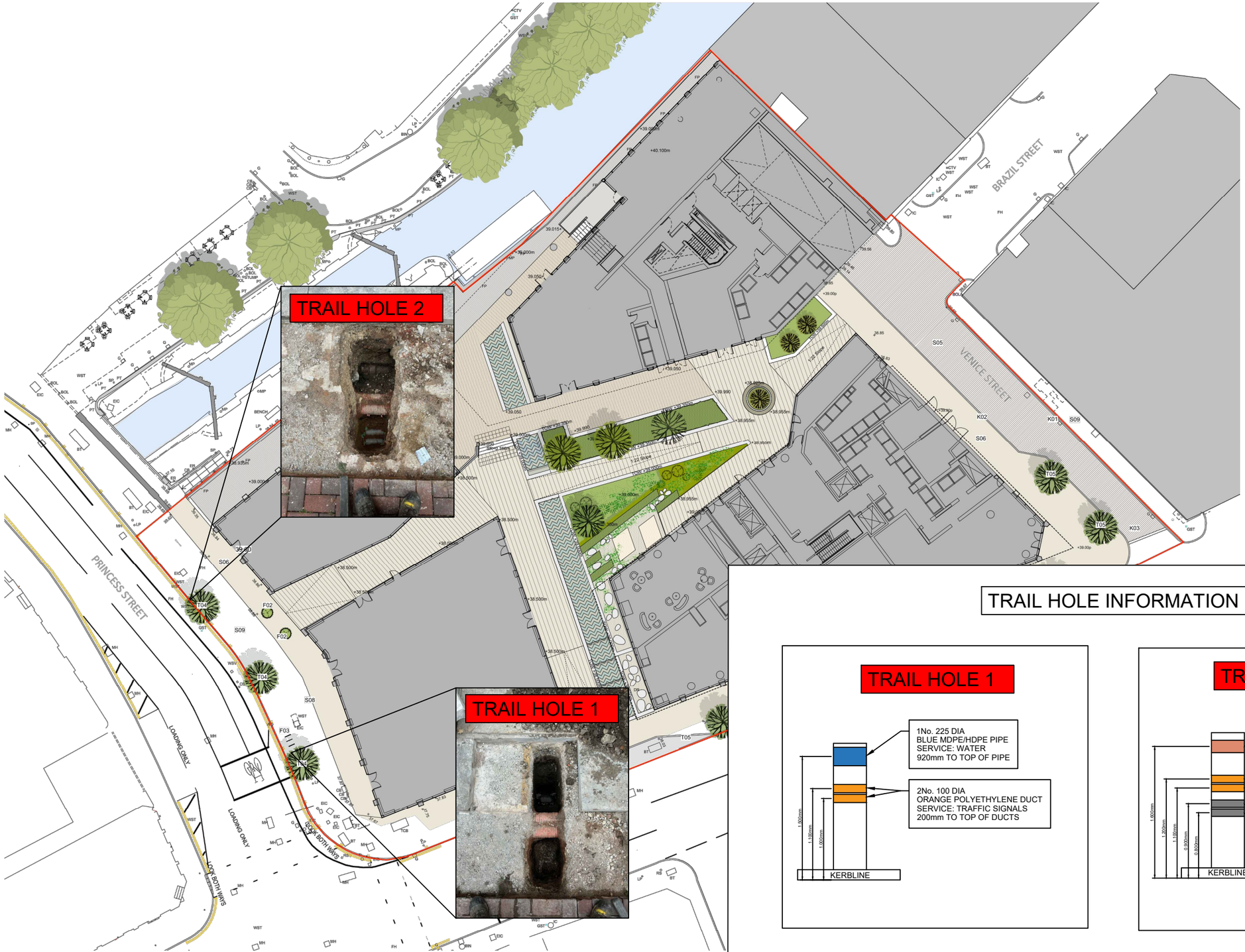
Technics
Geospatial Consultant Surveyors

Approach House
109 Great North Road, Woodlands
Doncaster - DN6 7SU
Tel: 01302 330105 Fax: 01302 338920
e-mail: Lee.Mcnichol@technicsgroup.com

Client:	Carillion			
Project:	Princess Street Manchester M1 6JB			
Survey Quality:	Overlay QL"B" Utility Survey			
Start Date of Survey:	15 February 2016			
Drawing Status:	Surveyed:	Drawn:	Approved:	
Final	RXS/JV	JM	LJM	
Digital File:	Original Size:	Scale:	Sheet:	
3532-0216-01-3D.dwg	A0	1:100	2 of 2	

Drawing No.:	Revision:
3532-0216-01	

Appendix E- Trial Pits Service Information, July 2024



KEY

Surfaces

S04 - Tactile paving. 400x400x50mm units in yorkstone.

S05 - Tegula concrete sett pavers or similar

S06 - Yorkstone slab paving. To match existing in Whitworth Street.

S08 - Line of stainless steel studs at 600 mm centres to demarcate ownership boundary.

S09 - Existing yorkstone surfacing to be retained.

Edges

K01 - Existing kerb to be retained.

K02 - New kerb with 50mm upstand to match existing on Whitworth Street.

K03 - Yorkstone channel. 200mm wide, laid flush.

Structures

F01- Bollard. Stainless steel with mitred top. 1200mm height.

F02 - Planters with specimen shrubs.

F03 - Stainless steel Sheffield type cycle hoops

Soft Landscape

T04 - Betula 'Edinburgh'. 20-25cm RB.

T05 - Acer 'Emerald Queen'. 20-25cm RB.

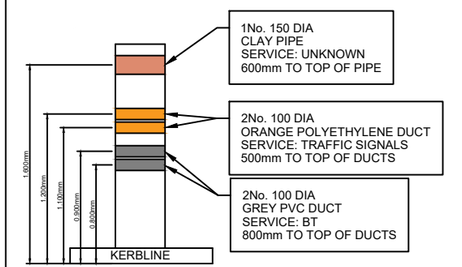
NOTE: Street tree loctions subject to services. All street trees to be installed with 'Castle' tree grid by GreenBlue Urban or similar. Tree pit to be 1mx3mx1m depth with modular soil structure system e.g Arboraft by Greentech or similar.

Site edged red

TRAIL HOLE INFORMATION

TRAIL HOLE 1

TRAIL HOLE 2



© All information contained within this document remains copyright of Landscape Projects Ltd. and shall not be reproduced without prior consent.

(1) Do not scale from drawings - use written dimensions only. (2) All dimensions are in millimeters unless noted. (3) All dimensions shall be verified on site before proceeding with the work. (4) Landscape Projects shall be notified of any discrepancies. (5) Engineer to specify all sub-bases. Any below ground construction is indicative.

B	RD	2015-12-14	Building layouts updated. Terrace width reduced
A	RD	2015-10-13	Updates to materials
-	AC	2015-10-12	For planning

landscapeprojects
Landscape Architecture & Design
31 Blackfriars Road Salford Manchester M3 7AR
PHONE: 0161 839 8336 FAX: 0161 839 7155
EMAIL: post@landscapeprojects.co.uk

Project Title: **Priness Street & Whitworth Street Corner**
Manchester

Drawn Date: 2015-06-04 | Drawn: RD | Checked: NCS

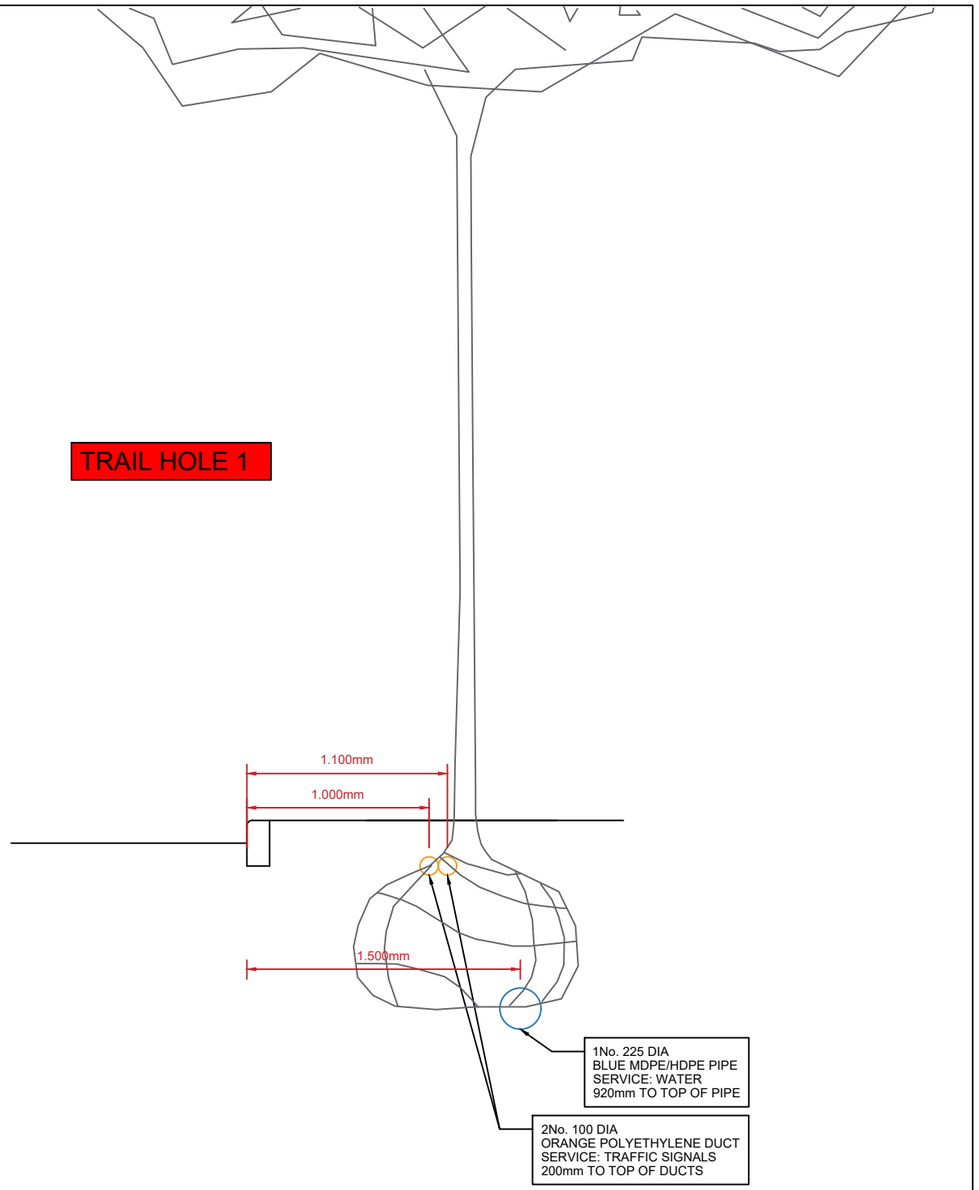
Scale: 1:200 @ A1 | Status: For Planning

Drawing Title: **Landscape Proposal Plan**
Ground Floor

Drawing No.: **454.001** | Revision: **B**

PRINCESS STREET TRAIL HOLE INFORMATION

TRAIL HOLE 1



TRAIL HOLE 2

