

Re: Plot D Great Jackson Street Manchester M15 4NP - 137227/FO/2023

[REDACTED]
Tue 06/08/2024 16:04

To: Lucy Harrison [REDACTED]

Hi Lucy,

I guessed that was probably the case.

Thank you for clarifying this for us.

Kind regards

[REDACTED]
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA
[REDACTED]

From: Lucy Harrison [REDACTED]

Sent: Tuesday, August 6, 2024 2:46 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: Fw: Plot D Great Jackson Street Manchester M15 4NP - 137227/FO/2023

Hi [REDACTED]

Thanks for your comments on the above application. With regard to the retention of T19 the agent has responded in the email below.

Please would you let me have your comments.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]
<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [REDACTED]
Sent: 06 August 2024 14:41
To: Lucy Harrison [REDACTED]
Cc: [REDACTED]
Subject: RE:Plot D Great Jackson Street Manchester M15 4NP - 137227/FO/2023

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Hi Lucy

I'm afraid it is not possible to retain T19. This was extensively reviewed by the Design Team.

The trees to the frontage were looked at over several iterations to try and maximise retention. Unfortunately, the basement extents and the position of the main entrance door (to give a positive interaction to the streetscape / GJS) meant that T19 couldn't be retained. Both T19's RPA and Canopy extent are large and push south on plan and conflict with the basement.

Great effort was undertaken to retain the other two trees T18 and T17 with the basement cranking to suit the RPA and the canopies proposed to have a 30% reduction to reduce the extent / proximity to the façade. This is not possible for T19.

Many thanks

[REDACTED]

[REDACTED]

Assistant Director | Deloitte LLP

From: Lucy Harrison [REDACTED]
Sent: Tuesday, August 6, 2024 11:25 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: [EXT] Fw: Plot D Great Jackson Street Manchester M15 4NP - 137227/FO/2023

Hi [REDACTED]

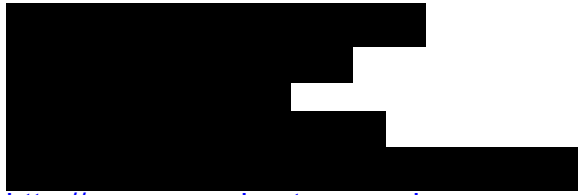
Please see the response below from the City Council's Arboriculturalist. Please would you look into the retention of T19 as suggested.

Thanks

Lucy

Lucy Harrison
Senior Planner

Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



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NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [Redacted]
Sent: 06 August 2024 09:33
To: Lucy Harrison [Redacted]
Cc: [Redacted]
Subject: Plot D Great Jackson Street Manchester M15 4NP - 137227/FO/2023

Good morning Lucy,

Plot D Great Jackson Street Manchester M15 4NP - 137227/FO/2023

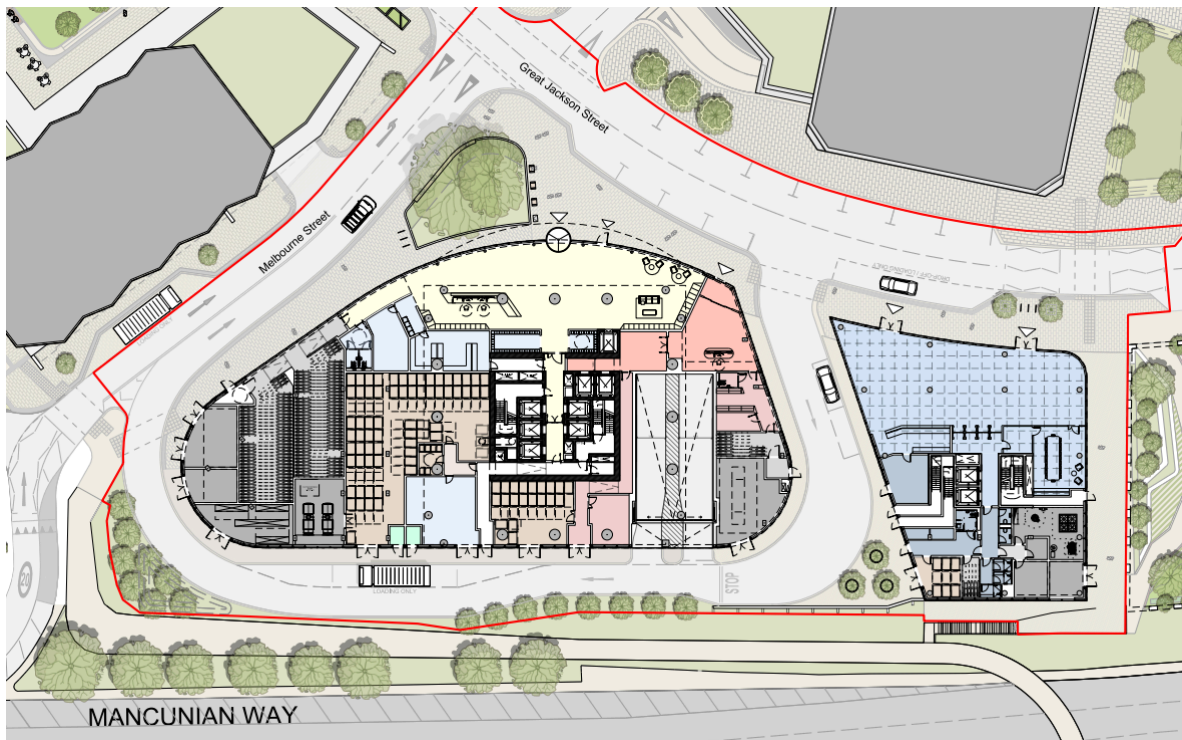
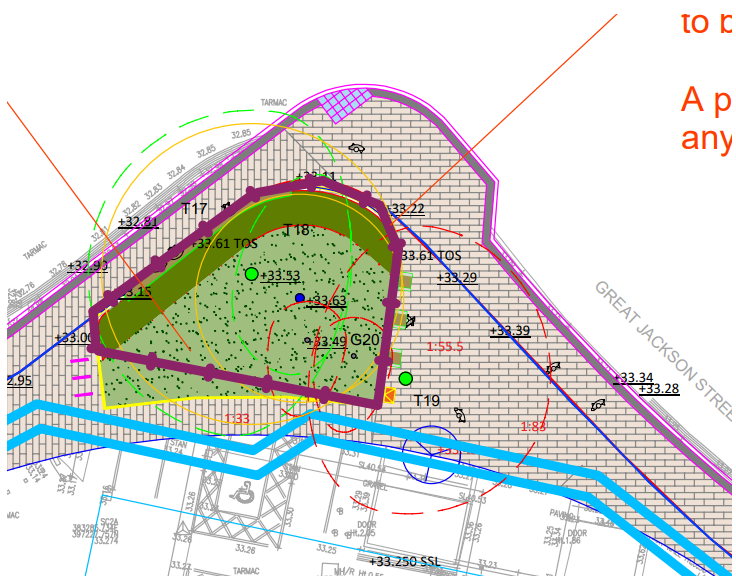
I have read the proposals for the site and my comments are as follows:

The proposed development will require the removal of 1 x Cat-A tree and 6 x Cat-B groups and 2 x Cat-B individual trees.

Having walked the site to get a better understanding of the impact this will have on the surrounding area, it was apparent that the removals would be necessary. The majority of the Cat-B groups listed for removal are screened from the Mancunian Way due to the presence of 8 semi mature Lime trees and as such this will lessen the overall negative impact the tree losses will have on the area.

The developer has deemed it necessary to remove T19 (Cat-A specimen fronting the Great Jackson Street), however, we would request that this tree was incorporated into the design. Unless I have overlooked some important information, It appears to me that T19 could be successfully retained with some landscaping alterations.

We are happy with the mitigation planting proposals and species selections.



Kind regards

Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA

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