

Steven McCoombe
Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

19th July 2024

Submitted via Planning Portal (ref: PP-13260361)

Dear Steve

Application for the Discharge of Condition 20 pursuant to 138100/JO/2023: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 20 of planning permission 138100/JO/2023 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to the specification and samples of materials. The permission (a variation of 135278/FO/2022) was granted on 13th November 2023 and has the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

Condition 20

Condition 20 reads:

Notwithstanding the details shown on drawing and documents referenced 0919-RFM-XX-00-DR-L-0001-S2 P03, 0919-RFM-XX-00-DR-L-0003-S2 P03, 0919-RFM-XX-00-DR-L-0004-S2 P01 and 0919-RFM-XX-00-DR-L-0005-S2 P01, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme (including replacement tree planting) has been submitted to and approved in writing by the City Council as Local Planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied.

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.

In order to discharge this condition, the following plans have been prepared by re-form landscape architecture and submitted with this application:

- Detailed General Arrangement Plan (dwg ref: 0919-RFM-XX-00-DR-L-0006 Rev P07)
- Detailed Planting Strategy (dwg ref: 0919-RFM-XX-00-DR-L-0007 Rev P05)
- Planting Plan 01 (dwg ref: 0919-RFM-XX-00-DR-L-0012 Rev P03)
- Planting Plan 02 (dwg ref: 0919-RFM-XX-00-DR-L-0013 Rev P01)
- Planting Plan 03 (dwg ref: 0919-RFM-XX-00-DR-L-0014 Rev P01)
- Planting Schedules (dwg ref: 0919-RFM-XX-00-DR-L-0015 Rev P02)

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,



Neil Lucas

Director

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AshtonHale Ltd