AshtonHale

Sue Wills
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted via Planning Portal only: PP-13336430

15th August 2024

Dear Sue

Application to Discharge Condition 24(a) of Planning Permission 139720/JO/2024

AshtonHale has been instructed by Britannia Victoria Limited to submit an application to discharge condition 24(a) of permission 139720/JO/2024 (a variation of 135848/FO/2022) which permits the erection of a residential development at the site of the Former Victoria Park Probation Centre.

Condition 24(a)

> *"24) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans Tree protection plan (sheet 1 of 2) - Demolition Phase 6785 .04 rev.D ;Tree protection plan (sheet 2 of 2) – Construction Phase 6785 .05 rev.D received 2nd June 2023, specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development for its permitted use.*
>
> *(a) Finalised details of how the how the foundations will be constructed to prevent damage or loss to the retained trees and their root systems in proximity to the apartment block, block 8 terrace of houses and the detached house adjacent to no.14 Merwood Road shall be submitted to and approved in writing prior to the implementation of the foundations to those dwellings. The development shall be implemented in accordance with the approved scheme."*

The following plans have been submitted which detail the proposed foundations for the relevant buildings:

- Block 1 (Apartment Block) – Foundation Piled Arrangement (ref: J7986/S100 Rev D)
- Block 6A (Detached House) – Foundation Arrangement (ref: J7986/S603 Rev B)
- Block 8 (Terrace of Houses) – Foundation Arrangement (ref: J7986/S800 Rev B)

The Arboricultural Impact Assessment and Method Statement (ref: Rev D) prepared by Trevor Bridge Associates is also submitted. The Tree Protection Plans (as referenced in the condition wording) can be found at Appendix E of the document. As can be seen, the areas where construction is near to tree root protection zones are limited to a small section of the northeast corner of Block 8 and the northwest corner of Block 1. The fencing positions show the demarcation point to where no works should take place; for the avoidance of doubt the foundation construction does not affect any area beyond the fencing. The foundation details were reviewed by Trevor Bridge Associates and deemed acceptable.

I trust the above and enclosed is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,

Fielden

Louisa Fielden
Associate Director

07404 152 090
Louisa.fielden@ashtonhale.co.uk

AshtonHale Ltd