OMI Architects

CONDITIONS DISCHARGE – CONDITION 12

1420 – 70 GREAT BRIDGEWATER STREET

18th September 2023

Planning reference: 129081/FO/2021

Sir / Madam,

Planning Condition 12 associated with approved application 129081/FO/2021 states the following:-

Prior to first occupation of the development hereby approved an investigation of opportunities to plant street trees within the pavements and land surrounding the building including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above.

OMI Architects with additional advice have from a landscape architect to review rhe potential for street trees in areas surrounding the building. The conclusion of this exercise was that there is extremely limited potential to install trees and that there is no practical way of having successful and sustainable trees within any of surrounding areas. The justification for this conclusion is as follows:-

Great Bridgewater Street

The footway along Great Bridgewater Street is less than of 3,000mm in width. It is considered that installation of trees along this footway would reduce the width of the footway and potentially impede the ease of pedestrian movement. The siting of the tree trunk would need to be set back from the face of kerb by a minimum of 1,000mm reducing the footway to localised areas of 2m. The selection of the tree would then need to be considered due to the extremely close proximity to the façade.

It should also be noted that the footway is north facing and there would be limited amount of sun within the streetscape. Adding trees along this elevation may further add to the shaded nature of the street.

At surface level within the footway there are also several access chambers to below ground services therefore limiting the chance of trees being planted within the existing footway (see supporting drawing L 1070). Creation of build out areas within the carriageway is limited as there are existing services in the roadway, filter lane road demarcation lanes and visibility splays to consider as users travel around the curved road section (above the canal basin).

Rochdale Canal Tow Path & Open Space to east of Building

As above the available width on the canal tow path is very limited and any installation of trees would significantly impede pedestrian movement. As for the larger open space to the east of the building this contains a collection of existing trees which will be retained.

Whilst not a material consideration of this specific application it should be noted that the client is intending to submit a separate planning application regarding improvements to this area and, in any such proposals, the existing trees would still be retained. Initial discussions have already taken place with MCC on this matter but no current timescales for submission are available.

Access Road to west of the Building *(see also enclosed image on following page)*

The access road is with the site boundary and ownership of the client. The planting on the western boundary is to be retained. Formal street trees are not proposed within the landscape zone between the 70 GBS site and the existing hotel development in the west. There are existing offsite trees to the south of this area where the planting bed widens out and tiers down. An open and clear route into the basement of the development was desired as this will be the main access point for cyclists. Street trees may have the affect of narrowing the feeling of this route and create a shaded routeway. The proximity of the planting bed to the hotel was also a key consideration and the trees if of height would potentially block light to the east facing hotel windows.

We trust the above is sufficient explanation of the design rationale to satisfy this condition and allow for a positive determination.

Yours sincerely,

Philip Etchells
Associate

OMI Architects



Image 1- View of access ramp to west of the building *(note – image taken prior to construction)*

REVISION	DATE	DESCRIPTION
--	JUL '23	PLANNING ISSUE

PLAN KEY

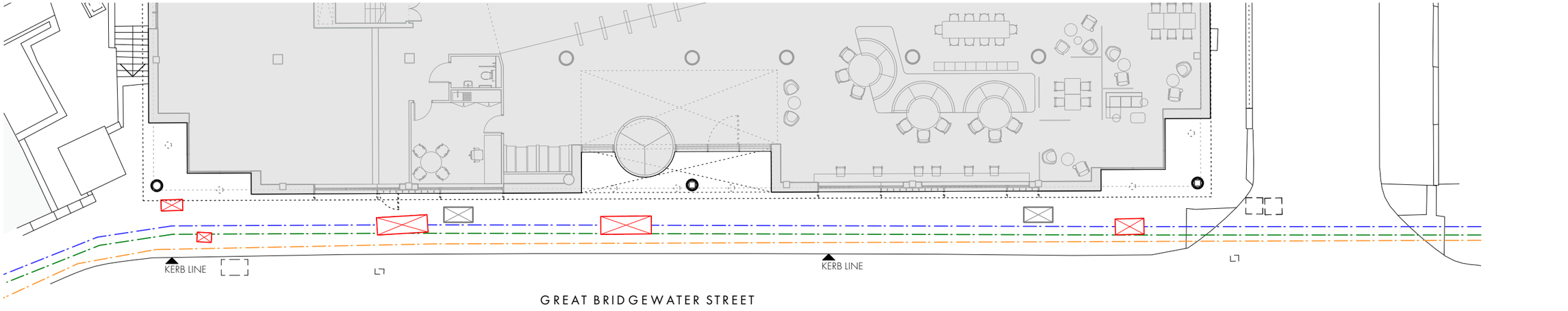
POTENTIAL ADDITIONAL UNIVERSAL CHAMBER

EXISTING INSPECTION CHAMBER / MANHOLE

BELOW GROUND DATA ROUTE

BELOW ELECTRICAL ROUTE

BELOW GROUND GAS ROUTE



GREAT BRIDGEWATER STREET

0 1 2 4 10m

70 GREAT BRIDGEWATER STREET | PAVEMENT PLAN
LEVEL 01

1.200 @ A3

PLANNING ISSUE

OMI Architects

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PROJECT	70 GREAT BRIDGEWATER STREET				
DRAWING	PROPOSED LEVEL 01 - PAVEMENT PLAN				
DATE	JUL' 23	DRAWN BY	PE	SCALE	1.200 @A3
JOB NO.	1420	DWG.NO.	L 1070		