



14.06.24

To whom it may concern,

PROJECT REF: 4029 Trinity Island Site D – CONDITION 112a and 156a DISCHARGE APPLICATION

Please find enclosed supporting drawing information in relation to the discharge on planning condition 156. For clarity the information submitted against each point has been outlined below:

156) Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZCTPM-G710-PL-XX-3852 201 and 202 Revs P2 and ZD-TPM-G710-PLXX-4029 102 Rev P5, ZD-TPMG710-PL-XX-4029 203 Rev P2 and ZDTPM-G710-PL-XX-4029 204 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023

(a) prior to any above ground works associated with phase D2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

(i) Details of the proposed hard landscape materials;

Please find enclosed TPM hardworks drawing detailing the materials proposed and associated paving details:

ZD-TPM-G710-PL-XX-4029 102 (Revision P2)
ZD-TPM-G710-De-GRD-4029 340 (Revision P1)
ZD-TPM-G710-De-GRD-4029 341 (Revision P1)

(ii) Details of the materials, including natural stone or other high-quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;

As per item i) refer enclosed hardworks plan for pavement materials within the site boundary:

ZD-TPM-G710-PL-XX-4029 102 (Revision P2)

For pavement materials refer enclosed Curtins S278 drawings.

ZD-CUR-G580-PI-XX-90100_Section 278 General Arrangement (Revision P01)
ZD-CUR-G580-PI-XX-90102_Section 278 Construction Detail (Revision P01)
ZD-CUR-G580-PI-XX-90103_Section 278 Kerbing Drainage Details (Revision P01)



(iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;

Please find enclosed TPM planting plans detailing required information for the trees and planting specifications:

ZD-TPM-G710-PL-XX-4029 203 (Revision P4)

ZD-TPM-G710-PL-XX-4029 204 (Revision P4)

For tree pit details refer TPM drawings:

ZD-TPM-G710-DE-GRD-4029 310 (Revision P2)

(iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;

The concept of the public realm is to deliver a large area of urban parkland. Formerly surface carpark the proposals introduce large areas of green and open amenity space to a site bounded on two sides by traffic dominated roads. Introducing a species rich planting scheme will encourage insects and in turn bats and other wildlife into the site. The River Irwell as wildlife corridor through the city will aid in achieving this with future phases of developments further enhancing once delivered.

A considerable number of trees are proposed (83 total) and these will have the ability to support considerable biodiversity, with the potential to increase as the trees reach full maturity. Circa 180 linear meters of native hedging are proposed which in combination with the species rich parkland setting will help to maximise biodiversity gains.

Tensile wires with climbing plants have been proposed along the river walkway elevation. The species proposed (including Jasmine, Clematis and Hydrangea) are nectar rich helping to attract pollinators.

It is proposed that two bird and two bat boxes be installed on the site, this is in-line with the recommendations made in the planning stage ecology report (Z1-ERA-JC10-RP-XX-001_Ver1). Their locations have been indicated on the enclosed GA plan ZD-TPM-G710-PL-XX-4029 101 (Revision P7).

(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;

Please find enclosed TPM hardworks drawing ZD-TPM-G710-PL-XX-4029 102 (Revision P2) detailing the selection of all landscape furniture proposed.

Further details on the furniture items as per:

ZD-TPM-G710-De-GRD-4029 330 (Revision P3)

ZD-TPM-G710-De-GRD-4029 331 (Revision P2)

ZD-TPM-G710-DE-GRD-4029 401 (Revision P1)



ZD-TPM-G710-DE-GRD-4029 402 (Revision P1)
ZD-TPM-G710-DE-GRD-4029 403 (Revision P1)
ZD-TPM-G710-DE-GRD-4029 404 (Revision P1)
ZD-TPM-G710-DE-GRD-4029 405 (Revision P1)
ZD-TPM-G710-DE-GRD-4029 406 (Revision P1)
ZD-TPM-G710-DE-GRD-4029 407 (Revision P1)
ZD-TPM-G710-DE-GRD-4029 408 (Revision P1)

For the design of the wind baffles please find enclosed to following drawings:

ZD-TPM-G710-DE-XX-4029 410 (Revision P3)
ZD-TPM-G710-DE-XX-4029 411 (Revision P3)
ZD-TPM-G710-DE-XX-4029 412 (Revision P1)
ZD-TPM-G710-DE-XX-4029 413 (Revision P3)
ZD-TPM-G710-DE-XX-4029 414 (Revision P3)
ZD-TPM-G710-DE-XX-4029 415 (Revision P3)
ZD-TPM-G710-DE-XX-4029 416 (Revision P3)
ZD-TPM-G710-DE-XX-4029 417 (Revision P3)
ZD-TPM-G710-DE-XX-4029 418 (Revision P3)
ZD-TPM-G710-DE-XX-4029 419 (Revision P3)
ZD-TPM-G710-DE-XX-4029 420 (Revision P3)

Please find enclosed the proposed design of the children's play area; ZD-TPM-G710-SK-XX-4029 006 (Revision P01). The intent is to provide an offering that suits a variety of ages. We have developed a proposal that mixes formal play equipment with more exploratory play, enhancing this experience by blurring the lines between landscape and play with boardwalks through planting, tunnels through hedges and planted banks children can explore and navigate. The detail of the equipment and final layout is currently with specialist suppliers who will be feeding back advice and suggestions on improvements.

River walkway basement wall treatment and balustrade design intents refer drawings:

ZD-TPM-G710-EI-XX-4029 315 (Revision P2)
ZD-TPM-G710-DE-GRD-4029 359 (Revision P1)

Boundary Wall to Trinity Way:

ZD-TPM-G710-DE-XX-4029 (316 Revision P1)

(vi) Details of any external steps and handrails;

Please refer to TPM Landscape Layout and Hardworks Drawings:

ZD-TPM-G710-PL-XX-4029 101 (Revision P7)
ZD-TPM-G710-PL-XX-4029 102 (Revision P2)

Further details on the steps as per:

ZD-TPM-G710-DE-XX-4029 350 (Revision P1)
ZD-TPM-G710-DE-XX-4029 351 (Revision P1)



ZD-TPM-G710-De-XX-4029 352 (Revision P1)
ZD-TPM-G710-De-XX-4029 353 (Revision P2)
ZD-TPM-G710-De-XX-4029 354 (Revision P1)
ZD-TPM-G710-De-XX-4029 356 (Revision P2)
ZD-TPM-G710-De-XX-4029 358 (Revision P2)

Stramp Steps and Seated Steps:
ZD-TPM-G710-De-GRD-4029 371 (Revision P2)
ZD-TPM-G710-De-GRD-4029 372 (Revision P2)

(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.

Of the existing trees/groups on site 10 have been removed to facilitate the development with 10 of the existing trees remaining. To mitigate the initial loss and to deliver the parkland environment the project will plant a total of 83 new trees (one within a planter). This represents a replacement ratio of 1:8.3 (Manchester policy requires a minimum of 1:3).

The planting plans provided in support of item (iii) also include details of tree species, size, species and quantum, please refer:

ZD-TPM-G710-PL-XX-4029 203 (Revision P4)
ZD-TPM-G710-PL-XX-4029 204 (Revision P4)

On-going maintenance of trees (and external areas generally) are covered by the TPM Landscape Management Plan:
Z1-TPM-G710-RP-XX-4029 501 (Revision P1) – Section 5.1 specifically.

I trust that the enclosed meets with your approval, however please contact me should you require further details.

Kind Regards

Scott Chenery
On behalf of TPM Landscape