

Emily Booth

From: Jay Patel <jay.patel@savills.com>
Sent: 15 March 2024 13:22
To: Emily Booth
Subject: 70 GBS Public Realm Conditions 137638/FO/2023

Hi Emily

As discussed, earlier, please see the following email regarding the pre commencement conditions attached to the 70GBS Public Realm permission.

You will have also seen we have submitted DOC application for the materials condition attached to the 70 GBS public realm application 137638/FO/2023 (condition 6a I, ii & iii – MCC Ref CDN/24/0158). I have included the full wording of this condition below for ease, however I note it is a pre-commencement condition.

The client has asked me to let you know that all of the proposed materials for the public realm area within the submitted DOC have been previously agreed with MCC's Corporate Estates Team (and moreover, the materials are based on their recommendations). As such, we are hoping you can sign off CDN/24/0158 before the due date (noting that it will only be a part discharge of that condition).

As you know, the client is hoping the same contractor that is completing the main building will also complete the public realm area. The main building is due to complete in April and so it is essential we get this condition signed off as soon as possible. Given that the materials are as per the Estates Team recommendations, hopefully they can be signed off as soon as possible, but please could you let me know as soon as possible if anything more is required to get this over the line at your end.

For info, the officer contacts that that client has liaised with are Georgia Cayton (Head of Corporate Estates) and Sarah Hawkins/Laura Honeybill. Separately from planning, the Estates team have also agreed an access license to carry out the works.

With regard to the same condition and part v (*A strategy for quality control management and maintenance*), the future quality control and maintenance of this area will be carried out by MCC. As such, the client has queried whether the maintenance strategy needs to be submitted and approved by the LPA (as it will be a Council maintenance matter and so they will set the strategy / ongoing maintenance regime). Please could you confirm you agree with this and can we agree a mechanism to get it removed from the condition requirement?

I would just point out that the client has agreed a right (not an obligation) under the licence agreement to undertake voluntary maintenance of the Public Realm area which include maintenance of soft landscaping, repairing of hard landscaping, graffiti removal, litter picking, waste disposal and cleaning to ensure the site remains in good order. I hope this demonstrates that the client will work with MCC to keep this area in good upkeep.

We will of course submit the CEMP as soon as possible (part iv), I have also be submitted the other pre commencement condition (C3 Water Safety Risk Assessment) today.

Many thanks

Jay

6) a) Notwithstanding the information detailed within Condition 2 of this application and prior to the commencement of the development full and final details of the landscaping scheme shall be

submitted to and approved in writing by the City Council as local planning authority, including the following information:

- i. Samples and specifications of all materials to be used in the landscaping and for the street furniture, staircase alterations and boundary treatment.*
- ii. Jointing and fixing details between all component materials.*
- iii. Details of planting species and soft landscaping design.*
- iv. Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of nonrenewable material resources and to reducing the lifecycle impact of materials used in the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.*
- v. A strategy for quality control management and maintenance.*

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