

5 March 2024
Covering Letter 6a

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Planning Portal Ref: PP-12861236

Dear Emily

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 6a (i, ii, & iii) of Planning Permission Ref: 137638/FO/2023 - 70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

Further to the grant of full planning permission at the above site on the 2 February 2024, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to partially discharge condition 6a of Planning Permission Reference 137638/FO/2023

Application Documents

In addition to the specific material samples and drawings required to satisfy the conditions set out above, the application is also accompanied by the following:

1. This Covering Letter;
2. The completed application forms;
3. A copy of planning permission ref. 137638/FO/2023

Condition 6 (a) – Materials states:

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 non-renewable 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.

This application seeks to partially discharge condition 6A and provides the following information in relation to parts i, ii and iii:

i. Samples and specifications of all materials to be used in the landscaping and for the furniture and boundary treatment

- Furniture Sheet 4154 401A 70 GBS details the proposed installation
- Specification sheets for the following are enclosed with this application
 - Jointing (Flowpoint standard)
 - Benches - Streetlife drifter bench – 3 specs provided with different lengths and widths -
 - Bench armrests linked: [Drifter Accessories | Streetlife](#) (powder coated black to match railings)
 - Canal railing (Rockport Two Rail Spec Sheet)
 - Bug hotel (Vestre bug hotel)
 - Paving stone (70GBS_HandSampleSheet), sample available to view on site (please note, this is the same material that has been approved for the hard landscaping on the main 70 GBS building – see condition discharge reference CDN/23/0456 for application 129081/FO/2021)

Please note, three specifications for the proposed benches have been provided as there are three variances in their design (length / armrest / back rest provision). The submitted Furniture Sheet includes detail of each unit with dimensions shown and number of armrests/backrests labelled (with added image of the armrest).

Three types of bench are proposed to provide a range of seating options. Armrests have been provided as standard to assist with ease of getting up. Backrest have been provided on two benches to cater for people who need back support. The lengths vary due to the available space, however all benches have the same character and feel and are part of a family of furniture. As such although three types specs are provided, they all have a commonality and will be aligned in an organised fashion to read as a continuation of each other.

ii. Jointing and fixing details between component materials

- Existing paving is flexible laid so is laid on sand bed and with brushed in sand joint. Sample of that to be used (Supersedec) available to view on site.
- Bedding - [eco-bed: Environmentally Friendly Bedding Mortar - Instarmac](#) (spec sheet enclosed)
- Jointing - [Jointing – Instarmac](#) in natural grey colour (spec sheet enclosed)

iii. Details of planting species and soft landscaping design

- Please find attached Planting Plan Reference 4154 201B

We trust that the application provides sufficient details to partially discharge condition 6a of Planning Permission Reference 137638/FO/2023 so as works can commence on site.

Please note, submission of parts iv (Submission of CEMP) and v (Strategy for quality control and maintenance) will be submitted in due course.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", enclosed within a thin black rectangular border.

Savills
Planning