Condition 14
Landscape Design

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Application Number: 135383/JO/2022 (subsequently amended by 137765/NMC/2023)

Proposal: Variation of planning condition 2, 10 and 9 attached to planning permission referenced 125990/FO/2020 to make elevational alterations including alterations to window details, boundary treatment and street trees.

Location: Land Off Oldham Road (A62), Holyoak Street And Droylsden Road, Manchester

Date of application: 3 November 2022

Condition: **14 – Landscape Design**

Document No. **T8130OT0023P1**

Condition 14:

"14) (a) Notwithstanding drawing 3538 101 Rev D stamped as received by the City Council, as Local Planning Authority, on the 30 April 2020, prior to the first occupation of each phase of the development, details of hard and soft landscaping treatments (including appropriate samples of materials and specification and size of trees) relevant to that phase shall be submitted to and approved in writing by the City Council as local planning authority.

(b) For each phase, the approved scheme shall be implemented prior to the first occupation of the relevant phase of development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy."

Description of Evidence

Please refer to the attached Landscape Drawing titled 'Landscape Layout LAN55940' which details all "hard and soft landscaping treatments" including "materials and specification and size of trees". The design shall be implemented prior to the first occupation of Phase 1.

Revision	Date	Initials	Details	Checked / date
P1	12/12/23	JTU	Issued for Discharge of Condition 14	ADV / 12/12/23

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbennett.com
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