

25 September 2023
Covering Letter Conditions 12 and 16



Emily Booth
Planning Department
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Jay Patel
E: jay.patel@savills.com
DL: +44 (0)161 602 8258

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

Planning Portal Ref: PP-12478987

Dear Emily,

Town and Country Planning Act 1990 (as amended)

Application to Discharge Conditions 12 and 16 of Planning Permission Ref: 129081/FO/2021
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 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge conditions 12 and 16 of Planning Permission Reference 129081/FO/2021.

Application Documents

In addition to the specific reports and information required to satisfy the condition set out above, the application is also accompanied by the following:

1. This Covering Letter;
2. OMI Architects Note on Street Tree Potential;
3. TPM Planting Plan; and,
4. The completed application forms.

The requisite application fee of £116 alongside the £64 administration fee, has been paid via the Planning Portal.

Condition 12– Street Trees

The wording of Condition 12 confirms:

'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 have provided a supporting letter which has been considered alongside additional advice from a Landscape Architect to review the potential for street trees in areas surrounding the building. The conclusion was that due to a number of constraints, there is limited potential to install trees along Great Bridgewater Street. The supporting letter provides additional information as to why this cannot be achieved.

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Appended to the OMI Architects' letter is the drawing: *Proposed Level 01 – Pavement Plan*, which displays the layout of below ground data, electrical and gas routes, as well as the location of existing inspection chambers/manholes – all of which restrict the ability to plant trees in this location. This plan further demonstrates that the potential for street trees here is limited.

The Planting Plan (drawing no. 4154-202-A) produced by TPM Landscape Ltd is also submitted. This details the location of proposed planting following consideration of comments made by OMI Architects and includes a planting schedule detailing the size and species of the proposed planting and planting specification.

It should also be noted that a separate planning application for improvements to the public realm area adjacent to the building has been submitted (MCC Reference 137638/FO/2023). Additional planting within this area is included within the application proposals.

Condition 16 – External Terraces

The wording of Condition 16 confirms:

'The external terraces within the application site shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority before the use of the terraces hereby approved commences. Amplified sounds or any music shall not be used in these external areas at any time'.

BNP Paribas Real Estate are the Property Manager for the site, they have advised on the proposed timings restrictions on the use of the terraces which is set out below.

- Monday to Friday - 07.30-22:00
- Saturday to Sunday - Terraces to be closed at weekends.

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", written over a light blue horizontal line.

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