

## **Fusion – Deansgate South**

### **CDN/23/0462 - Deansgate South, Condition 3a**

#### **Project Team Response to Queries**

The below table provides a response from the project team to queries raised by the case officer in relation to the discharge of condition 3a of planning consent 129406/FO/2021 (application ref. CDN/23/0462). It should be read alongside the information submitted to date.

| <b>LH query</b>                                                                                                                                                                                                                                                                                       | <b>Response</b>                                                                                                                                                                                                                                                                                                                                                                           |
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| With regard to the trial pits for condition 3a, please would you provide a more detailed report, which clearly shows the size and locations of all the trial pits and a more detailed interpretation of the results, eg commentary on what was found and how that might impact the planting of trees. | <p>A revised report is attached with detailed annotation of trial hole locations and depths. Additional commentary provided on findings and now including trial hole 4 findings.</p> <p>Please see comments below from Green Blue Urban regarding the root ball size and life chances, which follow their consideration of the report.</p>                                                |
| This should be done for all the proposed tree locations (the report only seems to talk about the locations proposed on Bridgewater Viaduct).                                                                                                                                                          | The trial hole report includes 1 trial pit on Deansgate South (trial pit 4) and the report includes commentary on the findings of this trial pit. In summary, it confirms the expected finding of an out of commission ENWL cable asset in line with the ENWL plan.                                                                                                                       |
| Please also confirm that the trees are the only wind mitigation required (as the condition requires details of all wind mitigation measures).                                                                                                                                                         | The evidence presented at the appeal by Fusion's wind microclimate expert was that the tree planting would be sufficient mitigation. This was noted by the Inspector (paragraph 52 of the appeal decision) who concluded that this would be sufficient mitigation such that the development would not affect the wind microclimate at street level (paragraph 54 of the appeal decision). |
| How big do the trees need to be on day one to be effective?                                                                                                                                                                                                                                           | Wardell Armstrong (wind microclimate consultant) have advised they need to be at least 4m to be effective mitigation.                                                                                                                                                                                                                                                                     |
| What does that mean in term of root ball size and tree pit size?                                                                                                                                                                                                                                      | <p>Green Blue Urban (tree pit designer) has advised that their tree supplier has confirmed that a "4.0m high 'Quercus' (Oaks) will happily fit within the current tree pit details which have been proposed with a rootball of circa 7-800mm diameter".</p> <p>The tree pit size is shown on the submitted drawing ref. LA5567_009B</p>                                                   |

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| <p>What would the life chance of the trees be at this scale in these conditions?</p>                                                                                                                                                                                                                                                                                                | <p>Green Blue Urban (tree pit designer) has advised:<br/> <i>"We are giving them (the trees) very good growing conditions so that if they are maintained correctly during establishment, they should live for many decades to come."</i></p> <p>Part b of condition 3 also requires any tree or shrub approved under condition 3a to be replaced should it be damaged, defective or die within the first 10 years, which is considered a more than sufficient period of time to test the growing conditions.</p> |
| <p>On the Topographic and Utilities Survey drawing, four trial pits are shown, which I assume are the trial pits that have been undertaken for the trees. However, Trial Pit 4 does not appear to be in a location where any trees are proposed, nor is it in the location you showed on the drawing you sent me to agree the locations of the trial pits. Please clarify this.</p> | <p>The attached 'Fusion Trial Hole Dimensions' document can be cross referenced against submitted drawing ref. 'LA5567 009B – Public Realm Trees' which together evidence the trial holes in the locations of proposed trees on both Bridgewater Viaduct and Deansgate South.</p>                                                                                                                                                                                                                                |