

Our Ref: 05C200031
Your Ref: 134154/VO/2022

13th September 2023

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

**Application for the discharge of Conditions 13, 16 and 26 pursuant to permission
134154/VO/2022 at Land to the west of Rodney Street, Manchester, M4 6JJ**

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking the discharge of Conditions 13, 16 and 26 of planning permission 134154/VO/2022.

This application is submitted via the planning portal with reference number PP-12412088.

Further information submitted with this application is detailed below.

Condition 13 – Boundary Treatment

Notwithstanding drawing RODSTA-LYR-XX-ZZ-DWG-L-8001 Rev - stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, prior to any above ground works, details of the siting, scale, appearance and material for the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Please find enclosed the following:

- RODSTA-LYR-XX-ZZ-D---L-6005 Interface Details 02 Rev C02
- RODSTA-LYR-XX-ZZ-D---L-6006 Interface Details 03 Rev C02

- RODSTA-LYR-XX-ZZ-D---L-6009 Interface Details 04 Rev C03
- RODSTA-LYR-XX-ZZ-D---L-8001 Furniture and Boundary Treatments Rev C03
- RODSTA-LYR-XX-ZZ-DWG-L-5003_Courtyard Boundary Wall Elevation

Condition 16 – Landscaping

a) Notwithstanding drawings RODSTA-LYR-XX-ZZ-DWG-L-1001-REV 3 and RODSTA-LYR-XX-ZZ-DWG-L-3001-REV- stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, prior to any above ground works, details of a hard and soft landscaping treatment scheme (including the proposed size and species of trees) shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of each building of the 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.

Please find enclosed the following:

- RODSTA-LYR-XX-ZZ-D-L-0001_Landscape Risk Plan_C02
- RODSTA-LYR-XX-ZZ-D---L-2001 Hardworks Rev C02
- RODSTA-LYR-XX-ZZ-D-L-2003_Gas Main Root protection_C02
- RODSTA-LYR-XX-ZZ-D-L-3001_Softworks_C02
- RODSTA-LYR-XX-ZZ-D-L-3002_Softworks Tree Planting C02
- RODSTA-LYR-XX-ZZ-D-L-3003_Softworks Planting Schedule C02
- RODSTA-LYR-XX-ZZ-D---L-3004_Detailed Planting Plan 1A_C01
- RODSTA-LYR-XX-ZZ-D---L-3005_Detailed Planting Plan 2A_C01
- RODSTA-LYR-XX-ZZ-D---L-3006_Detailed Planting Plan 3A_C01
- RODSTA-LYR-XX-ZZ-D---L-3007_Detailed Planting Plan 4A_C01
- RODSTA-LYR-XX-ZZ-D---L-3008_Detailed Planting Plan 5A_C01
- RODSTA-LYR-XX-ZZ-D---L-3009_Detailed Planting Plan 6A_C01
- RODSTA-LYR-XX-ZZ-D---L-3010_Detailed Planting Plan 7A_C01
- RODSTA-LYR-XX-ZZ-D---L-3011_Detailed Planting Plan 8A_C01
- RODSTA-LYR-XX-ZZ-D---L-3012_Detailed Planting Plan 9A_C01
- RODSTA-LYR-XX-ZZ-D---L-3013_Detailed Planting Plan 10A_C01
- RODSTA-LYR-XX-ZZ-D---L-3014_Detailed Planting Plan 11A_C01
- RODSTA-LYR-XX-ZZ-D---L-3015_Detailed Planting Plan 12A_C01
- RODSTA-LYR-XX-ZZ-D---L-3016_Detailed Planting Plan 13A_C01
- RODSTA-LYR-XX-ZZ-D-L-6000_Softworks _ Typical Details 01_C02
- RODSTA-LYR-XX-ZZ-D-L-6003_Tree Pit Details 01_C01
- RODSTA-LYR-XX-ZZ-D-L-6004_Tree Pit Details 02_C01
- RODSTA-LYR-XX-ZZ-D-L-6007_Tree Pit Details Easement_C01
- RODSTA-LYR-XX-ZZ-DWG-L-1001 Landscape Masterplan Rev C02



Condition 26 – Stage 1 Road Safety Audit and Servicing plan for building B

Prior to any above ground works, a Stage 1 Road Safety Audit and servicing plan for building B shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall detail the servicing and reversing distances for this building together with appropriate mitigation dependant on the outcome of the Road Safety Audit. Any approved mitigation shall be implemented prior to the first occupation of building B and thereafter retained and maintained for as long as the building is in use.

Please find enclosed the following:

- RODSTA-HYDZZ00-RP-A-01006 Response to Stage 1 and Stage 2 Road Safety Audit

I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K.E. Limbert', with a stylized flourish at the end.

Kate Limbert
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For and on behalf of Avison Young (UK) Limited