

Lucy Harrison  
Planning and Development  
Manchester City Council  
Town Hall  
Albert Square  
Manchester  
M60 2LA

**Email** Claire.pegg@cushwake.com  
**Direct** +44 (0)161 235 7638  
**Mobile** +44 (0)7877 661883

6<sup>th</sup> July 2023

Dear Lucy,

**Details required to discharge condition 3(a) pursuant to application ref. 129406/FO/2021 at Land at Deansgate South, Manchester**

Cushman & Wakefield, on behalf of Fusion Manchester DevCo Ltd, hereby apply to Manchester City Council to discharge condition 3(a) pursuant to application ref: 129406/FO/2021.

A Non-Material Amendment application has recently been submitted (ref. 137453/NMC/2023) to amend the trigger of the pre-commencement conditions to allow demolition and site clearance works to be undertaken in advance of the main works starting. As that application is not yet determined, the condition wording below reflects the current wording as per the original decision.

Condition 3: Wind Mitigation

Condition 3 states:

- a. *Notwithstanding the details shown in the approved drawings and documents, the development hereby permitted shall not take place unless and until full details of the measures required to provide a safe and comfortable wind environment in and around the site for pedestrians and cyclists as a result of the development has been submitted to and approved in writing by the local planning authority. Where the mitigation includes tree planting, the details shall include:*
  - i. *A viability assessment for any tree planting within the highway, which shall include service plans, a ground penetrating radar survey and the digging of trial holes. The information derived from these investigations shall be used to illustrate within scaled plans the location of any services (including their depth) relative to the pavement edge and building line;*
  - ii. *Details of the overall numbers, size, species and planting specification (which should meet with the City Centre Tree Planting Specification Standards) 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 agree above.*
- b. *Any approved scheme shall be fully implemented prior to first occupation of the development. If within a period of 10 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 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.*

The following documents are submitted to enable the discharge of part a of condition 3:

- Drawing ref. LA5567 009B (Public Realm Trees)
- Soft Landscape Specification and Management Plan
- Drawing ref. 19147/T/01-01 (Topographic and Services Survey (GPR))
- Drawing ref. GBU-GEN-3001 Rev. A (Proposed Tree Pit Plan)

Drawing ref. LA5567 009B confirms the number, location and specie of street trees proposed. It also includes sample sections of the tree pits with annotations setting out the technical details of the tree pits.

The Soft Landscape Specification and Management Plan provides further details on the soft landscaping proposals and methodology, and the commitment to, and requirements of, the landscape management company. It also includes a maintenance and management schedule. The document encompasses the soft landscaping strategy for the whole site, including the street tree planting.

Drawing ref. 19147/T/01-01 comprises the results from a ground penetrating radar survey of the services present in the vicinity of the site. The drawing also shows topography information.

Drawing ref. GBU-GEN-3001 Rev A overlays the information regarding the services present nearby with the proposed street tree planting locations. This drawing is included within the Tree Planting Proposals document identified in condition 2 of the planning consent, but resubmitted with this condition discharge application for convenience.

The above documents are considered to address all the requirements of condition 3 with the exception of the digging of trial holes referred to in part a.i. Extensive intrusive surveys have been undertaken as part of the work to discharge condition 6 including numerous trial pits and bore holes across the site, which have acted to verify the GPR survey earlier undertaken. There are also considered to be practical challenges with digging trial holes in the pavement at this pre-commencement stage, and so it is proposed that the trial holes will be undertaken at an appropriate time after the proposed footway closure is in place (please see Appendix B of the submitted CEMP for condition 8) but prior to installation of the tree pits. Should this necessitate any minor amends to the precise positioning of the tree pits (notwithstanding the inherent flexibility in the design of the tree pits to accommodate services), then further details will be submitted to the Council at that time for approval.

We welcome a discussion on a practical solution to address the requirement for trial holes should the above approach not be acceptable to the Council.

## **Conclusion**

The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP-12288396.



I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Pegg".

**Claire Pegg MRTPI MRICS**  
**Associate, Cushman & Wakefield Planning**