



Paul Butler Associates

Planning, Development & Heritage Consultants

23 March 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

L1203/S73no.2/TF

FAO Jennifer Atkinson

Dear Mrs Roscoe

Location: Land Bounded By Thompson Street / Mason Street / Bendix Street And Rochdale Road, Manchester

Application Description: Variation of planning condition 22 (Commercial uses opening hours) associated with planning permission 123371/JO/2019 to allow commercial units to open 06:30 and 07:00 Monday to Saturday

Application: 134503/JO/2023

On behalf of our client, Beech Holdings, please find enclosed an application for the variation of condition 31 attached to planning permission 134503/JO/2023, under Section 73 of the Town and Country Planning Act 1990.

The application proposes a slight change to the wording of planning condition 31 (scheme of highway works and details of footpaths reinstatement/public realm). The proposed amendments to the condition wording is discussed below.

Condition 31 – Highway Works and Details of Footpath Reinstatement/Public Realm

As part of a scheme of 'highway works and details of footpath reinstatement/public realm' to Rochdale Road, Bendix Road, Mason Street and Thompson Street, condition 31 requires the planting of trees within footpaths.

Due to the width of the footpaths on Bendix Road and Mason Street, there isn't sufficient space within the footpaths to accommodate tree planting without causing an obstruction to pedestrians.

Whilst the footpaths to Rochdale Road and Thompson Street are of a more generous width, there are additional constraints to accommodating tree planting within footpaths surrounding this development. A report titled 'Tree Pit Review' (Ref: SCP/220429/TN02 Rev B, 13 March 2023) has been prepared by SCP Transportation Planning : Infrastructure Designs. This report confirms that the existence of utilities in the footways (including traffic signal cables, BT, Electricity Northwest,

United Utilities mains water) restrict the ability to install trees due to a lack of space; whilst Manchester City Council's proposed cycle improvement scheme further impacts the installation of trees on Rochdale Road and Thompson Street.

Pre-application discussions have been held with Tony Hagan (Highway Engineer) and Jennifer Atkinson (Principal Planning Manager) of Manchester City Council. It has been confirmed that SCP's report and its findings are acceptable to the Council. This application therefore seeks to vary the wording of condition 31 to remove reference to 'Tree Planting'.

To remedy the issue of not being able to accommodate street trees, it has been agreed that a financial contribution of £49,000 – equating to the planting of 7 trees elsewhere within the City Centre – will be paid by the applicant. We understand that a variation to the latest version of the Section 106 Agreement associated with this development will be required to incorporate the above financial contribution.

We have included the applicant's solicitor contact details below so this matter can be actioned at the earliest opportunity:

Matthew Henshaw
Addleshaw Goddard LLP

T: 0161 934 6417

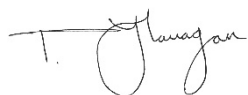
M: 07802 719706

E: Matthew.henshaw@addleshawgoddard.com

This application has been completed and submitted via the planning portal.

We trust that the information submitted in support of the application is sufficient to enable the positive determination of the application. However, if you require any further information please do not hesitate to get in touch. We look forward to working with you in progressing this application to determination.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director