

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

16th November 2021

First Street, Manchester - 125573/FO/2019 Condition 5

I write further to the pre-commencement element of condition 5 of the decision notice:

Prior to commencement of development a timetable for the implementation of each phase and the interim landscape treatments shall be submitted and approved in writing by the City Council as Local Planning Authority.

All phases are planned to overlap on site, with the whole site being used variously for construction and associated site management compound over the period discussed below.

Phase A

- Start March 2022
- Completion 2nd Quarter 2025

Phase B

- Start March 2022
- Completion 3rd Quarter 2024

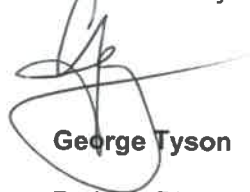
Phase C -

- Start 2nd Quarter 2023
- Completion 3rd Quarter 2025

Accordingly, we do not expect any interim landscape treatments to be required to undeveloped sites.

However, if that should change, and, following occupation of the first phase to complete, works have not commenced on any phased development site that is cleared of any site compound associated with another phase, interim landscaping will be installed on that phased development site within 6 months of clearing the compound. The proposed treatment will include levelling and grading to provide a broadly even gradient across the temporary works, which will be surfaced with 150mm imported topsoil and sown with a suitable hardwearing grass seed mix. The temporary grassed areas will be located beyond the construction hoarding line and enclosed by a low timber knee rail to prevent unwanted vehicle access.

Yours faithfully



George Tyson

Projects Director