
32-34 Laystall Street, Manchester – 128911/FO/2020

Date: Thursday 22nd December 2022

OMI Ref: 1383/Da/03

RESPONSE TO CONDITION 7

See below for information submitted for approval of condition 07. -

07a

Sectional detail drawings for all typical facades:

OMI Drawing Facade Study – Pigeon Street - 1383-OMI-00-ZZ-DR-A-A2010-P01
OMI Drawing Facade Study – Laystall Street 1 of 2 - 1383-OMI-00-ZZ-DR-A-A2011-P01
OMI Drawing Facade Study – Laystall Street 2 of 2 - 1383-OMI-00-ZZ-DR-A-A2012-P01
OMI Drawing Facade Study – Brock Street - 1383-OMI-00-ZZ-DR-A-A2013-P01
OMI Drawing Facade Study – Courtyard - 1383-OMI-00-ZZ-DR-A-A2014-P01
OMI Drawing Facade Study – Ducie Street - 1383-OMI-00-ZZ-DR-A-A2015-P01

Proposed sample panel drawings:

OMI Drawing Brick Type 02 Sample panel - A2002 - BRICKWORK SAMPLE PANELS TYPE 02
OMI Drawing Brick Type 01 Sample panel - A2003 - BRICKWORK SAMPLE PANELS TYPE 01

07b

EWC CEMP – Circular Economy Statement (TO BE SUBMITTED)

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RESPONSE TO CONDITION 18

See below the information submitted for the discharge of condition 18.

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Eric Wright Construction – Construction Management Plan - CN220019 Laystall Street. CMP.Rev5

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RESPONSE TO CONDITION 22

In relation to part (a), investigations carried out are as follows:

- TPM landscape architects were engaged to develop a design for proposed street trees relative to the pavement edge and building line, along with a tree pit detail.
- Topographic survey and ground penetrating radar (GPR) surveys were carried out to accurately establish existing site topography, highways extents and below ground services present.
- This identified a public combined sewer which forms part of a United Utilities network, and is therefore subject to easement restrictions.
- A CCTV drainage survey was carried out to accurately determine the line, level and size of the sewer, in order to establish the easement restrictions placed on it.
- Investigations were then carried out to establish the easement size and extent.
- This was overlaid onto the proposed tree and tree pit positions, which identified a clash with the tree pit positions.
- A further review of the tree pit locations identified that it was not possible to relocate the tree pits outside of the easement without clashing with building lines, or creating an effective narrowing of the pavement width to a width not suitable for pedestrian access.
- It has therefore been established that the pavements on Pigeon Street and the junction of Pigeon Street and Laystall Street cannot accommodate street trees.

In relation to part (b), we can confirm that following the work carried out in relation to part (a) no trees can be accommodated within the pavements on Pigeon Street and the junction of Pigeon Street and Laystall Street.

Please refer to the following submitted drawing which depicts the explanation above:

OMI Drawing – Street Tree Feasibility - 221221_SK Condition 22 Street Tree Feasibility

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RESPONSE TO CONDITION 30a

Please refer to the following submitted reports to satisfy condition 30a:

Lighthouse Acoustics Acoustic Planning Report - 1001.APR1

Lighthouse Acoustics Stage 3 report - 1001.AR1 Stage 3 Acoustic Report

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RESPONSE TO CONDITION 49

Please refer to the following submitted drawing to satisfy condition 49:

Clancy Consulting Proposed Highways Works Strategy - 1-21458-CCL-LS-00-DR-H-280-01_HIGHWAY
REINSTATEMENT-280