

MH/DOC/VQ/15

13th January 2023

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically

Dear Rob,

**Discharge of condition 15 of planning permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Further to previous email conversations between yourself and our Nichola Burns during the period of October 2022 regarding the proposed diversion of an existing private sewer at our Manchester College development. Our proposals are to divert the drain away from our dwellings and to connect into our adoptable drainage system within our road network. As you may recall, this results in us removing 1 no. tree along the southern boundary which has been agreed in principle with your arboriculturist. We have prepared a tree mitigation plan which offers us planting a replacement tree. In addition, it has also been documented within our revised AIA (Arboricultural Impact Assessment) that our consultant 'Ascerta' will need to be present on site during the trench dig of the proposed foul drain where it runs to the edge of a group (G10) of tree's. This is to determine whether any other tree should be removed as a result of us constructing the diverted drain. In this case, our tree mitigation plan does suggest other areas of replacement trees. Therefore, we are required as part of our planning approval to submit a discharge of planning condition relating to condition no. 15 of our existing planning approval no. 131147/FO/2021 which states:

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Please see attached a copy of the following drawings/reports in support of our discharge of planning condition:

- Arboricultural Method Statement. P.846.21.23 Rev B
- Arboricultural Impact Assessment. P.846.17 Rev F
- Tree Mitigation Plan. 3882/105
- Quaker House Drainage. QD-002A

We trust that this meets your approval and look forward to hearing from you in due course.

Yours faithfully,

For and on behalf of Miller Homes Limited (NW)

Johnathon Lowe

Design Manager