Outlook

RE: Application ref no CDN/25/0854 - Fairfax Condition 13 & 44

From Matt Grindey <Matt@day-architectural.com>
Date Thu 20/11/2025 11:06
To Angela Leckie <angela.leckie@manchester.gov.uk>; Ana-Maria Safta <Ana-Maria.Safta@day-architectural.com>; Joseph Mills <joseph.mills@day-architectural.com>
Cc Dean Moran <dean.moran@rg-group.org.uk>

3 attachments (16 MB)
Implementation Programme - 20.11.25.pdf; Phases markup DM 070225.pdf; RE: Application ref no CDN/25/0854 - Fairfax Condition 13 & 44;

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Hi Angela,

Please find attached implementation programme.

Please also find attached email from Re-form on the trees – extrapolated below for ease:

- Tree Planting: Since planning was submitted, the landscape designs have been refined, which has resulted in changes to tree numbers. At planning submission there were 94no. now there are 75no. This has been driven by a number of factors including;
    - Detailed review of canopy spreads and species selection to ensure that canopies do not compete and the longevity of the trees is prioritised over the quantum,
    - Review of tree numbers and potential overcrowding resulting in heavily shaded spaces that may impact on the perception of safety of the development,
    - 278 proposals have been refined, resulting in the retention of Portugal Street East and the full extent of the eastern footpath along Heyrod Street (both previously shown as areas for trees (-9no.),
    - Metrolink perimeter and the suitability and positioning of tree planting along its edge (-10no.).

  There is still a significant number of trees proposed as part of the development. The reduction of tree numbers from planning should not be seen as detrimental to the scheme, infact we believe it will better support longevity and success of the open spaces. Trees will have space to mature and spread without over competition which would result in stunted growth and critically, open spaces will benefit from improved light levels, both during the day and into the evening with good sightlines throughout the public spaces. There is a risk that with the additional trees

Hopefully the above satifies the outstanding comments, but please let us know if you have any further queries. I will also come back to you shortly on condition 24.

Regards,

Matthew Grindey BA(Hons) MArch DipArch ARB

Studio Director

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 18 November 2025 16:31
To: Matt Grindey <Matt@day-architectural.com>; Ana-Maria Safta <Ana-Maria.Safta@day-architectural.com>; Joseph Mills <joseph.mills@day-architectural.com>
Cc: Dean Moran <dean.moran@rg-group.org.uk>
Subject: Re: Application ref no CDN/25/0854 - Fairfax Condition 13 & 44

Hi Matt

I will await the update on the Trees

On (i) yes the expectation is that the landscaping works will be completed before occupation so the Implementation Programme should confirm this

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave

From: Matt Grindey <Matt@day-architectural.com>
Sent: 18 November 2025 13:57
To: Angela Leckie <angela.leckie@manchester.gov.uk>; Ana-Maria Safta <Ana-Maria.Safta@day-