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PO Box 532

Date: 11 May 2026
Our ref: 66476/03/SPM/HR/40128048v1
Your ref: PP-14920889

Dear Lucy

Land at Cornbrook Road, Manchester

Application for Approval of Details Reserved by Conditions 9(a), 12, 14(a), 36 and 48 attached to Planning Permission ref. 142744/JO/2025

On behalf of our client, FG Vivere Manchester Ltd, we enclose an application for the approval of details reserved by Conditions 9(a), 12, 14(a), 36 and 48 attached to the planning permission (ref. 142744/JO/2025) at the above site.

The application was submitted to Manchester City Council [the LPA] via the Planning Portal (ref. PP-14920889). Together with this covering letter, the application comprises the following documents:

- Completed Application Forms;
- Local Labour Proposal Document prepared by Domis;
- Landscaping General Arrangement Plan prepared by Wrights Landscapes (ref. 1169-WRI-XX-00-DR-L-1000 rev. P02);
- Landscaping Hardworks Plan (ref. 1169-WRI-XX-00-DR-L-2000 rev. P01);
- Landscaping Hardworks Details (ref. 1169-WRI-XX-00-DR-L-2001 rev. P01);
- Kerbs and Edging Plan (ref. 1169-WRI-XX-00-DR-L-2002 rev. P01);
- Kerbs and Edging Detail (ref. 1169-WRI-XX-00-DR-L-2003 rev. P01);
- Landscaping Softworks Plan (ref. 1169-WRI-XX-00-DR-L-0004 rev. P03);
- Street Furniture Plan (ref. 1169-WRI-XX-XX-DR-L-0005 rev. P01);
- Street Furniture Details (ref. 1169-WRI-XX-XX-DR-L-7000 rev. P01);
- Tree Planting Strategy (ref. 1169-WRI-XX-00-DR-L-0008 rev. P02);

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- Boundary Treatment Plan (ref. 1169-WRI-XX-XX-DR-L-0011 rev. P01);
- Acoustic Assessment Report prepared by Jameson Acoustics (ref. 22101-RP-5-R0)
- Electric Vehicle Charging Layout Plan;
- Easee Charge Pro Product Sheet (ref. V1_01);
- Wind Mitigation Strategy Plan (ref. 1169-WRI-XX-XX-DR-L-0012 rev. P01);
- Screening, Fencing and Wind Mitigation Details (ref. 1169-WRI-XX-XX-DR-L-7001 rev. P01); and,
- Entrance Canopies Setting Out Plan (ref. 8353-LRW-ZZ-03-DR-A-27-103).

The requisite application fee of £400 (including service charge) was paid online via the Planning Portal at the time of submission.

Condition 9(a) (Local Benefits Proposal)

Condition 9(a) requires the submission of a Local Benefit Proposal to the LPA, demonstrating a commitment to recruit local labour for the duration of the construction of the development.

A Local Labour Proposal Document prepared by Domis [the LLP] is submitted as part of this application. The LLP sets key performance indicator targets in relation to the number of newly created jobs and apprenticeships for Manchester City Centre residents during both the construction and operational phase of the development. The LLP also sets targets in relation to expenditure in the local supply chain, education in local schools and colleges, work experience placements and engagement with community organisations within the city of Manchester. The progress of the LLP will be monitored and reviewed regularly for effectiveness.

Part b of Condition 9 requires the submission of a detailed report within one month prior to the completion of the construction work. The report shall provide details of the outcomes of the local labour recruitment pursuant to the LLP. The information provided is considered to fulfil the requirements of Condition 9(a). We therefore request that this condition is part discharged.

Condition 12 (Landscaping Scheme)

Condition 12 requires the submission of details of a hard and soft landscaping scheme (including appropriate materials and specifications) to be submitted to the LPA.

A Landscaping General Arrangement Plan prepared by Wrights Landscapes (ref. 1169-WRI-XX-00-DR-L-1000 rev. P02) [the Landscape GA] is submitted as part of this application. The Landscape GA provides details, including materials and specifications, of all hard landscaping and street furniture to be included in the proposed development.

Further details of the proposed soft landscaping scheme are provided in the Landscaping Softworks Plan (ref. 1169-WRI-XX-00-DR-L-0004 rev. P03) and Tree Planting Strategy (ref. 1169-WRI-XX-00-DR-L-0008 rev. P02) submitted as part of this application. These details include the location, size and specification of all plants and trees to be included on the scheme.

Landscaping Hardworks Plan (ref. 1169-WRI-XX-00-DR-L-2000 rev. P01) and Hardworks Details (ref. 1169-WRI-XX-00-DR-L-2001 rev. P01) are submitted as part of this application and show the proposed hard landscaping scheme.

A Street Furniture Plan (ref. 1169-WRI-XX-00-DR-L-0005 rev. P01) and Street Furniture Details (ref. 1169-WRI-XX-XX-DR-L-7000 rev. P01) are also submitted as part of this application, confirming the location and specifications of the furniture to be provided. Street furniture comprises ornamental pots, decorative screening, wind mitigation screening, gates and fencing. A Kerbs and Edging Plan (ref. 1169-WRI-XX-00-DR-L-2002 rev. P01) and Kerbs and Edging Detail Sheet (ref. 1169-WRI-XX-00-DR-L-2003 rev. P01) prepared by Wrights Landscapes are also submitted as part of this application, providing further details of the appearance and specification of kerbing and paving to be included in the scheme.

The proposed landscaping scheme has been prepared in accordance with the Landscaping Masterplan (ref. 1169-WRI-XX-XX-DR-L-0002 rev. P09) approved under the full planning permission. The proposals constitute a high-quality soft and hard landscaping scheme that is appropriate for an urban context and helps to create a visually attractive development.

The approved scheme will be implemented prior to the first occupation of the residential element of the development. Should any tree or shrub be removed or damaged within five years of planting, it will be replaced by a tree or shrub of the same species and size. Accordingly, we request that Condition 12 is discharged in full.

Condition 14(a) (Acoustic Installation)

Condition 14(a) requires the submission of a scheme of acoustic insulation for the commercial units, meeting spaces and gym.

An Acoustic Assessment Report prepared by Jameson Acoustics (ref. 22101-RP-5-R0) [the AAR] is submitted as part of this application. The AAR sets out the design solutions that will be implemented to ensure that the target noise levels for the development are met. This includes details of the specification of party floors for ceilings to all amenity spaces, and the party wall separating the gym and adjoining apart-hotel room. The AAR also sets out the specification of glazing to be included as a noise mitigation measure. The AAR concludes that the design specifications achieve an acoustic criteria in line with Manchester City Council's requirements.

Part b of Condition 14 requires the submission of a verification report prior to the first use of the commercial, meeting spaces and gym units. Any mitigation measures will be implemented in accordance with a timescale to be agreed with the LPA.

The submitted AAR is considered to fulfil the requirements of Condition 14(a). We therefore request that Condition 14(a) is discharged.

Condition 36 (Electric Vehicle Charging Points)

Condition 36 requires details and specification of electric vehicle charging points to the LPA. An Electric Vehicle Charging Layout Plan is submitted as part of this application [the EV Layout Plan]. The EV Layout Plan details the location of electric vehicle charging spaces. All six of the residential spaces will benefit from electric vehicle charging, including two accessible spaces. Electric vehicle charging will be

provided in the form of Easee Charge Pro Electric Charging. An Easee Charge Pro Product Sheet (ref. V1_01) is submitted as part of this application, providing specification details of the charging points.

The approved details will be implemented and made available prior to the first occupation of the residential and apart hotel uses. The charging points will be retained and maintained throughout the use of the development.

The information submitted as part of this application is considered to fulfil the requirements of Condition 36. We therefore request that the condition is discharged in full.

Condition 48 (Wind Mitigation Measures)

Condition 48 requires the submission of the final details of the siting, scale and appearance of wind mitigation measures to be implemented, including the 7 porous wind mitigation screens and the porous entrance canopy.

A Wind Mitigation Strategy Plan (ref. 1169-WRI-XX-XX-DR-L-0012 rev. P01) is submitted as part of this application. The Wind Mitigation Strategy Plan provides details of the location, specification and appearance of the 7 porous wind mitigation screens. All proposed screens are galvanised powder coated steel and are 1500mm wide. Six of the proposed screens are 1500mm high, and one proposed screen is 3000mm high. Further details of the appearance and scale of the wind mitigation screens are provided in the Screening, Fencing and Wind Mitigation Details Plan (ref. 1169-WRI-XX-XX-DR-L-7001 rev. P01) submitted as part of this application. The Entrance Canopies Setting Out Plan (ref. 8353-LRW-ZZ-03-DR-A-27-103) submitted as part of this application shows the appearance, siting and scale of the proposed porous entrance canopy.

Once approved, the mitigation measures will be implemented prior to the first use of the residential and apart hotel elements of the scheme and retained thereafter. We request that Condition 48 is discharged in full.

Conclusions and Next Steps

We trust that the enclosed information is sufficient for the discharge of Conditions 9(a), 12, 14(a), 36 and 48 attached to the full planning permission (ref. 142744/JO/2025) at Cornbrook Road, Manchester.

Please do not hesitate to contact me should you require any further clarification on any aspect of the information submitted.

Yours faithfully

[redacted]

Harry Russell
Senior Planner
BA (Hons) MSc MRTPI