

RE: The Fairfax, Manchester.

Programme for Submission of Final Detail of Public Realm and Highway Works

Approval number: 121099/FO/2018

Introduction

This note has been prepared by re-form to support the discharge of Condition 12 of planning permission (LPA ref. 121099/FO/2018) for The Fairfax on land at Portugal Street East, Manchester.

Condition 12 requires a programme for the delivery of the public realm including confirmation of the period for which the temporary treatment of the 'Green' (dwg RFM-XX-00-DR-L-0010 REV P02 as amended by RFM-XX-00-DR L-0013 REV P01 (Temporary Landscaping Plan)) will be in place and timescales for the full delivery of the details as shown in dwg no RFM-XX-00-DR-L-0003- S4-PL06 as amended by RFM-XX-00-DR-L-0014 REV P01 (Permanant Works Phasing) shall be submitted to an approved in writing by the City Council as Local Planning Authority.

Programme

- | | | |
|----------------------|----------------------|-------------------|
| • Demolition Start | | - April 18th 2022 |
| • Build Start | | - September 2022 |
| • Public Realm works | - Building Curtilage | - May 2023 |
| | - Temporary Park | - May 2023 |
| • Build Completion | | - January 2025 |

Permenant Landscaping to the Park

At this stage there is little certainty on the programme and phasing for the HS2 works around the site therefore we are not currently in a position to confirm timescales. When further confirmation on timescales is acquired a package of landscape details can be produced to support the delivery of the permanant scheme.

Leeds

Tower Works

Globe Road

Leeds

LS11 5QG

0113 245 4695

Manchester

Beehive Mill

Jersey Street

Manchester

M4 6JG

0161 397 4953