

11 November 2021

Condition 18: Highway Works

Moxy Manchester, Spinningfields

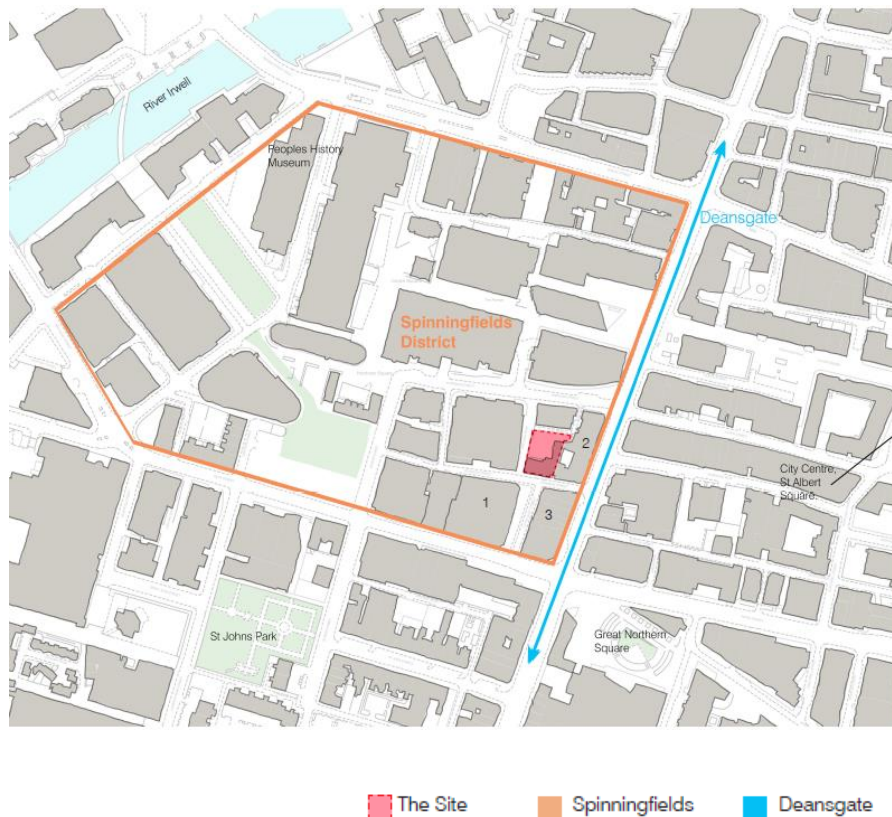


Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

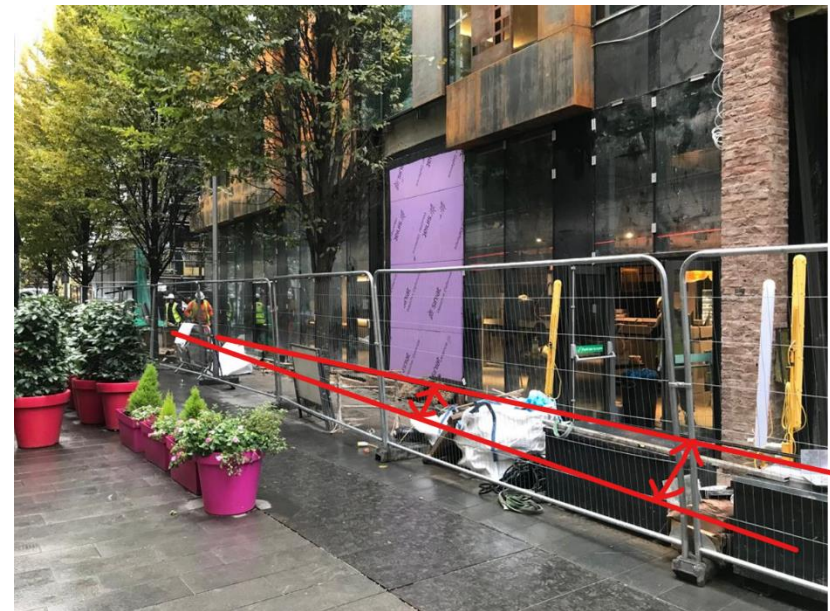
For the avoidance of doubt, this should include:

a) granite paving on Scott Place;

The paving to Scott's Place is dictated by what is existing within the Spinning Field district of which this area is managed by Allied London. The sub-contract landscaper must be on Allied London's approved list. The benefit of this is these sub-contractors usually have surplus stock or can easily get new stock of the paving that is already installed.



Michael Wedderburn of Chambers Capital Group Ltd, 31 Sackville Street, Manchester, M1 3LZ has been instructed to carry out the paving infill between the existing Scott's Place pedestrian area and the new building which is approx. 1m wide. No other paving has been disturbed in Scott's Place



Granite Paving Match

Sample A

Shown both in dry and wet state as an exact match to existing.



b) wind mitigation measures at the proposed hotel entrance from Scott Place

There has been no wind mitigation measures designed or installed into the building as part of the Highway works and as referred to in the Wind Assessment carried out by RWDI reference no. 1602116 APRIL 2017 which formed part of the planning application of which the conclusion was following;

The wind microclimate around the Proposed Development will remain consistent with the April 2016 wind assessment; however, the hotel entrance has been relocated to an area which is expected to have leisure walking wind conditions. Therefore, localised landscaping in the form of plants and shrubs maintained by hotel operations.



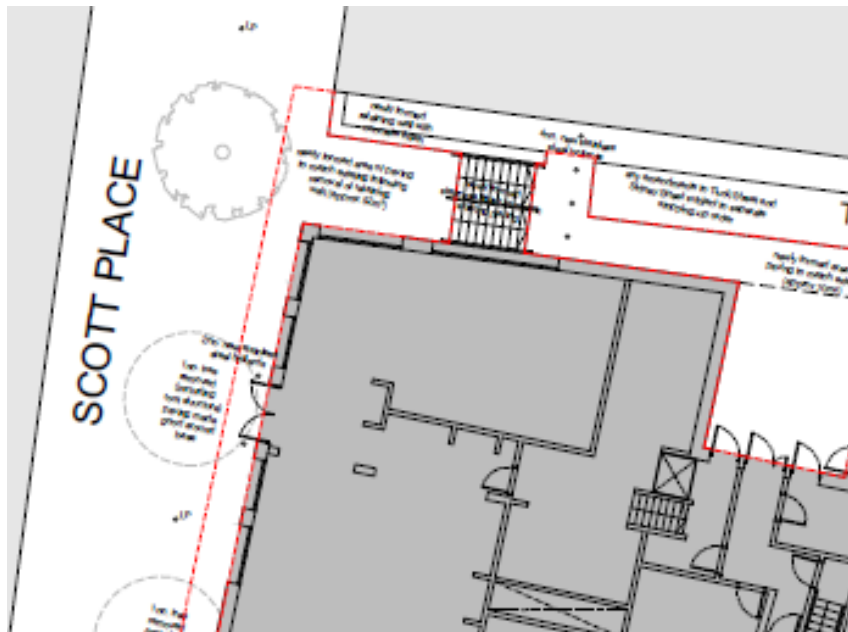
Examples of localised landscaping to shelter an entrance

c) the Atkinson Street footway and carriageway in front of Invicta House;

The existing footway is being retained in front of the development along Atkinson Street with no proposed additional works as there is no entrance from this elevation.

d) proposed stairway connecting Scott Place and Tivoli Street;

This stairway was removed as part of the approved non-material amendment (Reference No 121427/NMC/2018) to planning permission reference 116164/FO/2017. See drawing 781 PL(90)001 B, snapshot below and full drawing attached in appendix.



Original Planning Approval 116164/FO/2017
Drawing No 781 PL(90)001



NMA Approval 121427/NMC/2018
Drawing No 781 PL(90)001 Rev B

e) landscaping and carriageway between Scott Place and Sydney Street; and

There is no permanent landscaping proposed exception of what exists on Scott's Place. Therefore, localised landscaping in the form of potted plates and shrubs maintained by hotel operations.

f) further information about the operation of Tivoli Street to be developed through a Prohibition of Driving Order on Tivoli Street.

Site Access Arrangements

- The site access arrangements for the proposed development comprises:
- The main pedestrian access to the hotel off Scott Place. §
- A pedestrian access for staff provided to the rear of the building off Tivoli Street.

Tivoli Street, the rear of the building, separate pedestrian entrances are provided as follows:

- A service/delivery access into the main building,
 - Access the bin store;
 - A switch room (not accessible from within the main building);
 - A meter room (not accessible from within the main building); and
 - An electricity sub-station (not accessible from within the main building).
- MCC parking standards require the provision of 1 cycle parking space per 10 bedrooms. In accordance with the MCC cycle parking standards a minimum of 15 secure spaces will be provided also off Tivoli Street.
 - No car parking is proposed as part of the development.
 - Deliveries will typically be made by car vans and transit vans. Whilst the smaller vehicles will be able to utilise Sidney Street/ Tivoli Street, larger vehicles will make deliveries from Hardman Street, adjacent to The Courthouse.

- It is anticipated that there will be approximately two refuse collection per week. The refuse storage area for the development would be located to the rear of the site on Tivoli Street, which is connected to the wider highway network via Sidney Street.
Sidney Street is not suitable for access by large vehicles, therefore promoting refuse vehicle access to the development directly from Sidney Street/ Tivoli Street would be inappropriate.
In light of the above, it is proposed that waste collection and servicing movements would be made from Hardman Street. Specifically, a dedicated loading area adjacent to the junction of Hardman Street/ Sidney Street which was previously agreed with MCC Highways and provided as part of the adjacent Courthouse development.
- NMA Approval 121427/NMC/2018, Drawing No 781 PL(90)001 Rev B notes that any amendments to Tivoli Street and Sidney Street are subject to separate stopping-up order.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

APPENDIX A

Drawing No 781 PL(90)001 Rev

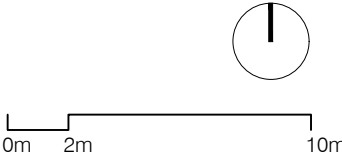


Site Plan
Scale: 1:250

Ica Architects Ltd.
registered in Scotland company no 267727

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revisions //	by //	date //
Rev - PLANNING SUBMISSION	NVR	31.03.17
Rev A Updated to reflect entrance change	VM	05.10.17
B Tivoli Street steps replaced with retaining wall to match existing layout.	VM	14.11.17



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project title //
Invicta House
Manchester
Moxy Hotel

drawing title //
Proposed Landscaping

issue stage //
PLANNING

date //	drawn //	scale @ A3 //
JAN17	NVR	1:250
project //	dwg number //	revision //
781	PL(90)001	B