

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 13a of planning permission (LPA ref. 121099/FO/2018) for The Fairfax on land at Portugal Street East, Manchester.

Condition 13a requires a programme for submission of final details of the public realm works and highway works as shown on drawings nos. RFM-XX-00-DR-L-0003-S4-PL05 and RFM-XX-00-DR-L-0010 REV P02.

Background

re-form have determined the basic material palette as part of the Portugal East SRF (endorsed by MCC Executive committed). This palette has formed the basis of all the public realm works within the Piccadilly East masterplan with the intention that a holistic approach to the public realm will knit all of the developments together to create a coherent piece of city scape.

Key documents issued as part of the detailed submission included:

- RF17-475-IN09 (Landscape & Public Realm DAS Chapter) Rev PL02
- RFM-XX-00-DR-L-0000 (Site Plan)
- RFM-XX-00-DR-L-0014 REV P01 (Permanant Works Phasing), Rev PL05,
- RFM-XX-00-DR-L-0010 REV P02 (Temporary Landscaping Plan
- RFM-XX-00-DR-L-0004 SRF Plot Arrangement Rev P01,
- RFM-XX-00-DR-L-0005 (Boulevard edge constraints) Rev PL02,
- RFM-XX-00-DR-L-0006 (Illustrative Sections-AA-BB) Rev PL03,
- RFM-XX-00-DR-L-0007 (Soft Landscape GA) Rev PL05,
- RFM-XX-00-DR-L-0008 (Illustrative Sections-CC-DD) Rev PL03,
- RFM-XX- 00-DR-L-0009 (Hard Landscape GA) Rev PL03,
- RFM-XX-00-DR-L-0010 (Tree Removals) Rev PL03,
- RFM-XX-00-DR-L-8001 (Tree Details) Rev PL02,

These drawings include a series of site wide details and materials that will unify the streets and spaces at Portugal Street East covering:

- Concrete block paving - Kellen Magma Breccia by Hardscape
- Conservation kerb units - including pin edging, channels and kerbs by Marshalls
- Permeable resin bound gravel - by Sureset
- Tarmacadam with coloured chippings

Ensuring continuity of detailing and materiality

During a collaboration meeting on 12 January 2021 the above key elements were tabled with the wider stakeholders within the SRF which included Forshaws (delivering Victoria House) and Capital & Centric (delivering Leonardo Hotel) and Packaged Living (delivering The Castings). Each developer has confirmed that these are accepted as the palette to take forward for each of their schemes.

All of the separate applications within the SRF have included the same material palette as part of the DAS element of the submission.

Further to each developer's acceptance of the outlined palette, re-form are the appointed landscape architect on each of the individual schemes and will perform a custodian role ensure the public realm is delivered with a holistic landscape design. This will not only cover the approach to materiality but will also feed into; detailing, soft landscape elements, including shrub, rain garden and tree planting, and street furniture.

Programme

The following table sets out the programme for the submission of final details of public realm and highway works, as required by Condition 13a with the final scheme completion intended by January 2025 with demolition to start on 18th April 2022.

No.	Requirement	Owner	Target submission Date	Weeks after demolition commences
a)	Final details of the temporary treatment of the 'Green' including any required wind mitigation measures as set out in the Portugal Street East, Manchester: Environmental Statement Volume 1 August 2019 by Deloitte Real Estate; (to be agreed in consultation with HS2);	re-form	Q3 2022	22 weeks
b)	Details of (a) all hard (to include use of natural stone or other high quality materials)	re-form	Q3 2022	22 weeks
c)	Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;	re-form	Q3 2022	22 weeks
d)	Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;	re-form	Q3 2022	22 weeks
e)	Details of how surface water from the public realm and from Blocks 1, 2 and 3 would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;	Apex & re-form	Q3 2022	22 weeks
f)	Green roof to Block 3;	Day/ re-form	Q3 2022	22 weeks

g)	Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);	re-form	Q3 2022	22 weeks
h)	Street lighting around the site (which includes for consideration of older and disabled people);	re-form	Q3 2022	22 weeks
i)	Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);	re-form	Q3 2022	22 weeks
j)	A management strategy for the external amenity areas associated with Blocks 1 and 2 including hours during which these areas would be open to residents;	Olympian Homes/ re-form	Q3 2022	22 weeks
k)	A building cleaning schedule;	Day/ Olympian Homes	Q3 2022	22 weeks
l)	Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; and	re-form	Q3 2022	22 weeks
m)	Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Dwg RFM-XX-00-DR-L-0014 S1 PL04.	re-form	Q3 2022	22 weeks

Leeds

Tower Works

Globe Road

Leeds

LS11 5QG

0113 245 4695

Manchester

Beehive Mill

Jersey Street

Manchester

M4 6JG

0161 397 4953