



**CROWN STREET PHASE 01 – APPROVED PLANNING APPLICATION – 119806/FO/2018
TECHNICAL SUBMISSION TO ADDRESS CONDITION 15**



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1.0 Introduction

This document is a technical submission issued in response to condition 15. It is issued to discharge condition 15 for area A only. The Condition is noted in full below

15) Prior to the commencement of development of each area as defined by Condition 3, a programme for the submission of final details of the public realm works for that area of the development shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (a) Details of the proposed hard landscape materials (for the avoidance of doubt, the car park in Area B shall be surfaced in a permeable material);
- (b) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building
- (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- (e) Details of the proposed street furniture including seating, bins and lighting;
- (f) Details of any external steps and handrails;
- (g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

In order to address condition 15 systematically we have split out each point contained with the condition below (section 2.0) and added a technical response with reference to separate enclosures as required

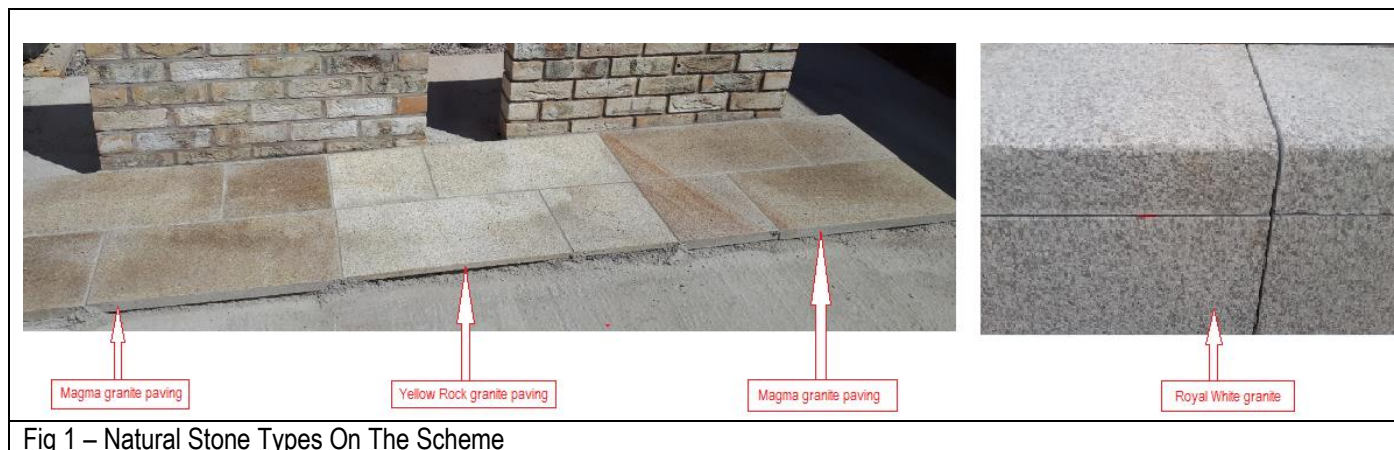
2.0 Technical Responses

2.01 Programme for the submission of final details of the public realm works for that area of the development

Programme was issued to MCC on 05 July 2018. This element of the condition was discharged by MCC through email (LH email 26 Sep 19, 1255)

2.02 (a) Details of the proposed hard landscape materials (for the avoidance of doubt, the car park in Area B shall be surfaced in a permeable material);

The natural stone paving to the scheme consists of Yellow Rock and Magma granite. This is complemented with Royal White granite plinths and kerbs. All this noted material is sourced from China. Sample digital images of stone are displayed in Fig 1 below



Also refer to separate attachment illustrating hard landscaping - Ground Floor: Hardworks drawing reference Z1-TPM-G710-PL-GRD-107 P8

2.03 (b) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building

This is currently being progressed through the S278 procedure. We have two applicable interfaces as shown on document reference CS_PH01_S278_Scope_24_Mar_20. This is enclosed separately. In relation to the two areas:

Area 1 – Chester Road interface – Drawing reference Z1-TPM-G710-PL-GRD-107 P8 illustrates that pavement is proposed to be surfaced with a blend of Yellow Rock and Magma granite. We have recently been advised that MCC would prefer Pennant Sandstone (as applied to Owen Street scheme, 111719/FO/2016/C1, S278 area). Our view, due to the small linear extent of this area is it may be best to continue the black tarmac that has been applied to the interfacing pavement areas. This suggestion has been passed back to MCC Highways for discussion with MCC Planning

Area 2 – Silvercroft Street interface – This is under discussion with Highways. Current scope is based on re surfacing the cobbled roadway only with black tarmac. Refer also to separately enclosed drawing reference Z1-CIV-G700-PL-GF-005 P01. We understand that MCC would like to see the interfacing footpath (on two sides to the roadway) renewed also. Highways have recently advised that Planning would expect see a Pennant Sandstone finish to these pavements (also as Owen Street S278 scope). Our view is that as Silvercroft Street is detached from the scheme it may be best to leave with the existing tarmac finish which is in good condition. This finish links in with the same finish applied to the interfacing Great Jackson Street. Also the condition of the pavement can be re-surveyed upon completion of the scheme. With any detrimental effects to the footway through the construction process picked up by the Developer through condition 10. This suggestion has been passed back to MCC Highways for discussion with MCC planning

2.04 (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design

Refer to the separately enclosed scheme planting plan reference Z1-TPM-G710-PL-GRD-2846 201 P4. This drawing illustrates tree species within the public realm including size, species and planting specification

In relation to tree pit design we separately enclose the following drawing references:

- Z1-TPM-G710-DE-GRD-430 P2 Ground Floor: Angled Seating Plinth – Illustrates tree pit details in 2Nr planters located by north and south pedestrian entrances respectively
- Z1-TPM-G710-DE-GRD-426 P2 Ground Floor: Wall and Planter Details – Illustrates tree pit details in 4Nr rectangular planters located on the scheme southside

2.05 (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting

In accordance with recommendations in the scheme Ecological Report (February 2018) the soft landscaping scope incorporates:

- Native and other plant species proven to attract and support wildlife to promote biodiversity (as illustrated on planting plan reference Z1-TPM-G710-PL-GRD-2846 201 P4)
- 5Nr birdboxes suitable for a variety of bird species (as illustrated on Ground Floor: Hardworks drawing reference Z1-TPM-G710-PL-GRD-107 P8)

2.06 (e) Details of the proposed street furniture including seating, bins and lighting

Seating provision to the scheme's public realm is provided by a variety of stone plinth details. This are shown on the Ground Floor, Hardworks drawing reference Z1-TPM-G710-PL-GRD-107 P8. More specifically each seating provision and the associated drawing references (also separately enclosed) is listed below. There are no proprietary metal or timber seating products provided

- Triangular stone seating units - Z1-TPM-G710-DE-GRD-2846 420 P04

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- Stone clad plinth by northwest pedestrian access - Z1-TPM-G710-DE-GRD-422 P2
- Stone clad plinth by northeast pedestrian scheme entrance - Z1-TPM-G710-DE-GRD-424 P2
- Linear stone plinths on west elevation - Z1-TPM-G710-DE-GRD-429 P3
- Brick cladding seating plinth on west elevation - Z1-TPM-G710-DE-GRD-2846 431 P1
- Angled Seating Plinth – Illustrates 2Nr planters located by north and south pedestrian entrances respectively - Z1-TPM-G710-DE-GRD-430 P2

In terms of other street furniture to the public realm we enclose separately:

- Cycle Stands - Z1-TPM-G710-DE-GRD-2846 421 P1
- Bins – See digital image below (fig 2). This is a spencer litter bin which is circular, with a dark grey finish and a 120 litre capacity



Fig 2 – Litter Bin Proposed for Crown Street Phase 01 Scheme

Finally in relation to public realm lighting we enclose separately the following documents:

- Ground Floor External Proposed Lighting Layout – Z1-TBA-G540-PI-Grd-004 P3
- External Luminaire Schedule – Z1-TBA-G540-Sc-XX-001 P6

2.07 (f) Details of any external steps and handrails

Refer to the following drawings separately enclosed:

- Ground Floor: Step Detail Type 2 - Z1-TPM-G710-SE-GRD-309 P2 – Drawing illustrates step and balustrade detail to northeast steps leading onto the north colonnade
- Ground Floor: Step Detail Type 1 - Z1-TPM-G710-SE-GRD-308 P2 – Drawing illustrates step and balustrade detail to northwest steps leading onto the north colonnade
- Ground Floor: Step Detail Type 3 - Z1-TPM-G710-SE-GRD-311 P2 - Drawing illustrates step and balustrade detail to narrow northwest steps leading onto the west colonnade

All the above steps are shown on drawing reference Z1-TPM-G710-PL-GRD-107 P8



2.08 (g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance

Refer to the enclosed document, enclosed separately

- Landscape Management Report - Z1-TPM-G710-RP-GRD-2846 503 P1

3.0 Separate Enclosure References

Item	Drawing Reference	Rev	Description	Applicable to Technical Submission Sections
1	Z1-TPM-G710-PL-GRD-107	P8	Ground Floor: Hardworks	2.02, 2.03, 2.05, 2.06, 2.07
2	CS_PH01_S278_Scope_24_Mar_20	-	S278 Scope Marked Up Plan	2.03
3	Z1-CIV-G700-PL-GF-005	P01	Silvercroft Street Resurfacing Plan & Details	2.03
4	Z1-TPM-G710-PL-GRD-2846 201	P5	Ground Floor Planting Plan	2.04, 2.05
5	Z1-TPM-G710-DE-GRD-430	P2	Ground Floor: Angled Seating Plinth	2.04, 2.06
6	Z1-TPM-G710-DE-GRD-426	P2	Ground Floor: Wall and Planter Details	2.04
7	Z1-TPM-G710-DE-GRD-2846 420	P04	Ground Floor: Triangular Seat Detail	2.06
8	Z1-TPM-G710-DE-GRD-422	P2	Ground Floor: Plinth Detail Type 1	2.06
9	Z1-TPM-G710-DE-GRD-424	P2	Ground Floor: Plinth Detail Type 2	2.06
10	Z1-TPM-G710-DE-GRD-429	P3	Ground Floor: Linear Stone Plinth	2.06
11	Z1-TPM-G710-DE-GRD-2846 431	P1	Ground Floor: Seating Plinth	2.06
12	Z1-TPM-G710-DE-GRD-2846 421	P1	Ground Floor: Cycle Stand Detail	2.06
13	Z1-TBA-G540-PI-Grd-004	P3	Ground Floor External Proposed Lighting Layout	2.06
14	Z1-TBA-G540-Sc-XX-001	P6	External Luminaire Schedule	2.06
15	Z1-TPM-G710-SE-GRD-309	P2	Ground Floor: Step Detail Type 2	2.07
16	Z1-TPM-G710-SE-GRD-308	P2	Ground Floor: Step Detail Type 1	2.07
17	Z1-TPM-G710-SE-GRD-311	P2	Ground Floor: Step Detail Type 3	2.07
18	Z1-TPM-G710-RP-GRD-2846 503	P1	Landscape Management Report	2.08