DAKOTA HOTEL MANCHESTER

APPROVAL NUMBER 114818/FO/2016

CONDITION NUMBER 6

Prior to the commencement of development a programmes for submission of final details of the public realm works as shown in dwg no. RF16-384-LO1 Rev A shall be submitted and approved in writing by the CC as LPA. The programme shall include an implementation timeframe and details of when the following details will be submitted.

IMPLEMENTATION TIME FRAME

Hard Landscaping to commence August 2018

Hard Landscaping to complete April 2019

Soft Landscaping to commence February 2019

Soft Landscaping to commence April 2019

EXTERNAL MATERIAL ITEM	DATE TO BE SUBMITTED TO THE LPA	APPROVAL DATE REQUIRED BY LPA TO MEET CONSTRUCTION PROGRAMME / MATERIAL PROCUREMENT
(a) Details of the proposed hard landscaping materials;	November 2017	December 2017
(b) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building on Ducie Street and abutting the Canal;	November 2017	December 2017
(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;	November 2017	December 2017
(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;	November 2017	December 2017
(e) Details of the proposed street furniture including seating, bins and lighting;	November 2017	December 2017
(f) Details of external steps and handrails; and	November 2017	December 2017
(h) Details of a signage strategy in relation to way finding within the development and associated public realm; and	November 2017	December 2017
i) A strategy for the planting of street trees within the pavements on Ducie Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance;	November 2017	December 2017