Ana-Maria Safta

From: Ben Mincher <[redacted]>
Sent: 14 August 2025 16:20
To: Dean Moran; Ana-Maria Safta
Cc: John Marshall; Josh Hooley; Matt Grindey; Joseph Mills; David Livesey; Ben Ward; Saad Sait; George Boden; Melissa Wilson; [redacted]; Mackenzie Killick; [redacted]; Danny Gartside
Subject: RE: Fairfax - Planning Condition 13 - Outstanding Info
Attachments: C-26-001_FI3_DRAINAGE GENERAL ARRANGEMENT.pdf; 895 - SURFACE WATER CALCULATIONS.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Dean / Ana-Maria,

Please find attached the latest Drainage GA and Surface Water Calculations.

The Drainage GA illustrates that surface water runoff from the public realm areas will be collected via permeable paving, which is drained through perforated pipes. It is worth noting that the permeable paving is primarily being used to improve water quality, rather than for attenuation purposes.

According to the CIRIA SuDS Manual, the pollution hazard level for residential roofs and low-traffic roads is considered low and very low, respectively. Table 26.2 provides the following pollution load indices:

Land Use	Total Suspended Solids	Metals	Hydro-carbons
Residential Roofs	0.2	0.2	0.05
Residential Car Parks / low traffic roads	0.3	0.2	0.05

In comparison, Table 26.3 details the mitigation indices for SuDS components. Permeable paving provides the following:

- Total Suspended Solids (TSS): 0.7
- Metals: 0.6
- Hydrocarbons: 0.7

Based on the above, the proposed permeable paving offers sufficient capability to mitigate the pollutants expected from the site.

If you require any further information, please do not hesitate to get in contact.

Kind regards,

Ben Mincher BEng (Hons)
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From: Dean Moran <[redacted]>
Sent: 14 August 2025 15:00
To: Ana-Maria Safta <[redacted]>; Saad Sait <[redacted]>; George Boden <[redacted]>; Ben Mincher <[redacted]>; Melissa Wilson <[redacted]>; [redacted]; Mackenzie Killick <[redacted]>; [redacted]; Danny Gartside <[redacted]>
Subject: RE: Fairfax - Planning Condition 13 - Outstanding Info [Filed 14 Aug 2025 15:01]
Importance: High

All,

We need to action this as we need to go back to the council tomorrow to discharge the condition.

[redacted] – can you review the below paragraph and update the team on the ecology element of the planning conditions? A separate email on BREEAM will follow.

@Ben Mincher @George Boden – we really need this confirming. My understanding is the information is there we just need the confirmation on drawings being final. @Danny Gartside do you need input into this?

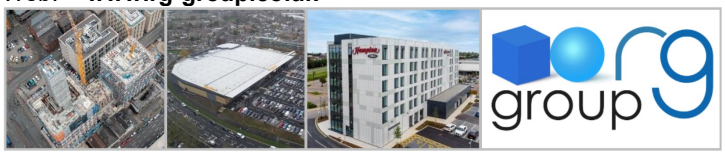
@Mackenzie Killick – assume the paragraph below falls into your remit as part of your original contract?

Regards,

Dean Moran | Project Manager

[redacted]

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Subject: Fairfax - Planning Condition 13 - Outstanding Info

All,

We are currently progressing the discharge of **Planning Condition 13** and require input from several parties to progress. Could everyone please review each section and provide comments, along with an indication of when the outstanding information will be issued to **DAY/RGG**?

Our comments are provided in **bold** below to indicate who we believe is best to provide the required information.

13) Final details of the public realm works and highway works as shown in dwgs numbered RFM-XX-00-DR-L-0003-S4-PL05 and (b)RFM-XX-00-DR-L-0010 REV P02 shall be submitted to and approved in writing by the City Council as Local Planning Authority by 15/08/2025. This shall include:
(i) An implementation timetable; and
(ii) details of the following:

(a) Final details 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;
Wind specialist input required – @Mackenzie Killick is this something you can advise on? Environmental Statement Document attached for reference.

(b) Details of (a) all hard (to include use of natural stone or other high quality materials)and (b) all soft landscaping works (excluding tree planting) which
demonstrably fully consider and promote inclusive access (including older and disabled people);
Reform to provide latest landscape GA plans @Saad Sait can you please send the latest information?

(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;
@Brian Robinson can you please advise on this? Do any of your previous reports already cover it?

(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 ongoing maintenance;
Reform to provide @Saad Sait

(e) Details of how surface water from the public realm and from Blocks 1, 2 and 3 would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;
@George Boden @Ben Mincher We assume your design and calculations are now complete, can you please send support information required under this section?

(f) Green roof to Block 3;
DAY to provide green roof plan/ details. This information is available.

(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);
Reform and Project Furniture drawings are to cover this area. @Melissa Wilson can you please share your latest ground floor external furniture plan and has that been agreed with Client?

(h) Street lighting around the site (which includes for consideration of older and disabled people);
Reform are yet to capture external lights by Brentwoods @Saad Sait when can you update your drawings by?
S278 lights are captured on Curtins drawings- @Saad Sait will your drawings include these as well?

(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); **@Richard.Bartlett@curtins.com is the wayfinding signage mentioned here something that you would cover as part of your S278?**

(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; **Allsop management strategy @Dean Moran can Allsop add this in the strategy? This is also required under other condition and BCO also had comments to add.**

(k) A building cleaning schedule; **DAY Access and Maintenance drawings can cover this – although we still need input from Fox on the glass replacement strategy? @Dean Moran DAY drawings are on myhub under series 75, can these be sent to Allsop/ Client for comment?**

(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; **Curtins S278 drawings should cover it this item**

(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; and **@Saad Sait can you advise on the temporary landscape?**

(n) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people. **Allsop management strategy @Dean Moran can this also be addressed with Allsop?**

For the avoidance of doubt the development should be delivered in accordance with the approved implementation programme and should not be occupied until the public realm has been delivered in full.
The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or
shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

Kind regards,

Ana-Maria Safta BA(Hons) MArch ARB
Senior Architect

DAY

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