

Mayfield Phase 1a - Republic
Landscape & Public Realm



Planning Permission Ref. 137349/JO/2023
Project Number: 0436
Issue Status: Planning Condition Discharge
Date: 04/06/25
By: MA

CONDITION 30	PLANNING DELIVERABLE	DESIGN INFORMATION SUBMITTED	QUALITY CONTROL STRATEGY SUBMITTED	PHYSICAL SAMPLE REVIEW BY LPA	IMPLEMENTATION TIMEFRAME
<i>Prior to the commencement of above ground works a programmes for submission of final details of the public realm works and highway works as shown in dwg numbered 0436-SEW-ZZ-00-DR-L-001100 Rev4 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:</i>					
(a) Final details of the any required wind mitigation measures as set out in the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;	GA plan	Submission target date June 2025	Submission target date June 2025	N/A	July - October 2027
(b) Details of all hard (to include use of natural stone or other high quality materials) landscaping including adjacent to the Mancunian Way;	GA plan, section showing paving detail and material schedule	Submission target date June 2025	N/A	Samples within Mayfield Park	July - October 2027
(c) Details of all soft landscaping works, (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit;	GA plan, series of planting plans, planting bed details and planting schedules	Submission target date June 2025	N/A	N/A	August - November 2027
(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; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturalist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;	Tree schedule, Tree Procurement specification, Tree pit details, Summary Document	Submission target date June 2025	N/A	N/A	August - November 2027
(e) 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 bricks and bird boxes;	Soft Landscape GA, Planting plans	Submission target date June 2025	N/A	N/A	August - November 2027
(f) Location and design of all street furniture including seating, bins, bollards, 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);	Street furniture GA, Street Furniture details	Submission target date June 2025	Submission target date June 2025	Samples within Mayfield Park	July - October 2027
g) Lighting around the site;	Lighting GA Plan, light fitting schedule	Submission target date June 2025	Submission target date June 2025	Samples within Mayfield Park	July - October 2027
(h)Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and	GA plan	Submission target date June 2025	N/A	N/A	July - October 2027
(i) 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;	GA plan	Submission target date June 2025	N/A	N/A	July - October 2027