

Condition 9(j) - Maintenance and Management Strategy for Public Realm

Removal of Gated Access

As requested by MCC during the determination of the planning application and confirmed in the condition wording, the access gates leading into the public realm were to be removed if future development plots come forward. The Axis RE site has now received planning permission and is on site being delivered.

As a result, we have now removed the 2 number gates from the scheme at both the Port Street and the Gt Ancoats Street access points. We have also worked with the adjacent developer to update the landscape scheme to deliver the link onto Tariff Street, this can be seen in the bottom right-hand corner of the plot on the Landscape drawings.

Hours of Use / Access

With the removal of the gates (as described above) the area in Green on the attached plan will be accessible 24/7 which we understand is MCC's desire for this space to create the linkages through the scheme that the original masterplan suggested. The Pink area on the plan is the private, residents only, courtyard with a secure perimeter. This space will be open to residents from 7am – 11pm .

Access to the Green area on the attached plan is 24/7 for the public with linkages from/ to Tarriff Street (through adjacent Axis RE development), Port Street and Gt Ancoats Street. Access to the Pink area on the plan is for residents only and is via the building.

Maintenance

A maintenance contractor will be appointed upon completion of the development. The maintenance works will be undertaken in accordance with the Landscape Maintenance Specification.

Condition 9(a) - House of use of the 7th floor terrace and measures in place to restrict out of hours use.

The 7th floor terrace will be open to residents from 7am – 11pm. This will be controlled by the site management team whom are present on site 24/7 themselves. The doors onto this terrace will be locked outside of these times with no access for residents.