OMI Architects

32-34 Laystall Street, Manchester – **128911/FO/2020**

Date: 21th May 2025

OMI Ref: 1383/Da/05

RESPONSE TO CONDITION 20

This is a technical note to support the submission of a condition discharge application for conditon 20 b, c, and e attached to application ref no 128911/FO/2020 as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023 and 138242/NMC/2023.

Condition wording is highighted in ***bold italics.***

Prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered L0050 (Lower Ground Floor) and L0051 (Ground Floor) 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:

(a)Full details of the content and design of the proposed interpretation on the Lomax Street entrance;
Discharged under Application Number: CDN/24/1130.

(b) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works;
Please refer to the following TPM Landscape drawings for details of hard and soft landscaping with the new build development site boundary:
220019-TPM-ZZ-LG-DR-L-106 P04
220019-TPM-ZZ-LG-DR-L-108 P03
220019-TPM-ZZ-LG-DR-L-201 P04
220019-TPM-ZZ-LG-DR-L-301 P03
220019-TPM-ZZ-LG-DR-L-302 P03
220019-TPM-ZZ-LG-DR-L-303 P03
220019-TPM-ZZ-LG-DR-L-305 P03

(c)(a)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 all site boundaries;
Please refer to the following Clancy drawings for details of materials to be used for the footpaths and areas between the pavement and new build building line:
220019-CLA-XX-XX-DR-D-100
220019-CLA-XX-XX-DR-D-101

220019-CLA-XX-XX-DR-D-102
220019-CLA-XX-XX-DR-D-103
220019-CLA-XX-XX-DR-D-105
220019-CLA-XX-XX-DR-D-110
220019-CLA-XX-XX-DR-D-120
220019-CLA-XX-XX-DR-D-210
220019-CLA-XX-XX-DR-D-211
220019-CLA-XX-XX-DR-D-500
220019-CLA-XX-XX-DR-D-700
220019-CLA-XX-XX-DR-D-701
220019-CLA-XX-XX-DR-D-1100
220019-CLA-XX-XX-DR-D-1101
220019-CLA-XX-XX-DR-D-1200
220019-CLA-XX-XX-DR-D-1201

Please note these drawings form the basis of a separate S278 application. The design has been agreed with MCC Highways, has technical approval and is currently in the legals process.

(d) 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;
To be submitted at a later date.

(e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;
Please refer to Clancy drawing 220019-CLA-XX-00-DR-D-500-4, showing all SUDs for the development. The SUDs design was discharged under planning condition 23 (CDN/24/0387).

For the avoidance of doubt we can confirm there is no SuDS to be located within the public highway or to be adopted. The SuDS system sits entirely within the privately owned courtyard of Brock Street, as per the design previously discharged under C23.

Please also refer to Clancy drawings 220019-CLA-XX-XX-DR-D-100 and 220019-CLA-XX-XX-DR-D-101, showing the extent of proposed public realm highways work. This sits entirely outside of the SuDS area. All public highways work including highways drainage is subject to a separate S278 application, which has MCC technical approval and is currently in the legals process.

(f) A building cleaning schedule;
To be submitted at a later date.