

~~12) Final details of the programme for the delivery of the public realm including confirmation of the period for which the temporary treatment of the 'Green' (dwg RFM-XX-00-DR-L-0010-REV-P02 as amended by RFM-XX-00-DR-L-0013-REV-P01 (Temporary Landscaping Plan)) will be in place and timescales for the full delivery of the details as shown in dwg no RFM-XX-00-DR-L-0003-S4-PL06 as amended by RFM-XX-00-DR-L-0014-REV-P01 (Permanent Works Phasing) shall be submitted to an approved in writing by the City Council as Local Planning Authority by Monday 31 March 2025~~

~~For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until any agreed pre-occupation requirements have been delivered in full.~~

Existing Condition 13

13) Final details of the public realm works and highway works as shown in dwgs numbered (a) RFM-XX-00-DR-L-0003-S4-PL05 and (b) RFM-XX-00-DR-L-0010-REV-P02 shall be submitted and approved in writing by the City Council as Local Planning Authority by Monday 31 March 2025, in relation to item (a) in consultation with HS2. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Final details of the temporary treatment 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; (to be agreed in consultation with HS2);

(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);

(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;

(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;

(e) Details of how surface water from the public realm and from Blocks 1, 2 and 3 would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Green roof to Block 3;

(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);

- (h) Street lighting around the site (which includes for consideration of older and disabled people);
- (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);
- (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;
- (k) A building cleaning schedule;
- (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; and
- (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.

Proposed Condition 13

Final details of the public realm works and highway works as shown in dwgs numbered XXXXXXXX shall be submitted and approved in writing by the City Council as Local Planning Authority by Monday 31 March 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;
 - (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);
 - (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;
 - (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;

(e) Details of how surface water from the public realm and from Blocks 1, 2 and 3 would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Green roof to Block 3;

(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);

(h) Street lighting around the site (which includes for consideration of older and disabled people);

(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);

(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;

(k) A building cleaning schedule;

(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 motor cycle parking; provision of clear routes to ensure unrestricted access for all; and

(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.

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.