

## Planning Condition 15 – Paving and Surfacing Strategy (relating to Phase 2 under the planning approval)

### Planning Condition 15

*Prior to the completion of each part of development (as defined by condition 51), a **paving and surfacing strategy** for the public footpaths, vehicular crossings, and vehicular carriageways around that part of the development shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before that relevant phase of the development hereby approved is first occupied*

*Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.*

### Response to the Planning Condition

#### Paving & Surfacing to the Public Footpaths & Highways.

Enhancements and alterations to the public footpath have been developed and agreed upon with the MCC Highways Authority in accordance with the appropriate road safety audits. MCC Highways recently approved the finalised scheme for the St Michaels Office Building (Phase 2 in Planning Terms) and entered into a Section 278 Agreement.

The proposed enhancements to the public footpaths typically consist of the following works to the footpath abutting the development site on Jacksons Row, Southmill Street, and Bootle Street.

1. Removal of the existing paving material and sub-base;
2. the relaying of a sub-base and concrete rigid base; &
3. The laying of a York stone-style paving flag.

The Local Highways Authority have agreed that the resurfacing of the asphalt wearing course on the surrounding public highways can be completed when the St Michael's Hotel & Residents development is completed in early 2027 and will form part of a separate Section 278 Agreement.

Please refer to the enclosed Section 278 Highways Drawings (listed below).

- 63068-PLA-EX-ZZ-DR-L-1100 (005).
- 63068-PLA-EX-ZZ-DR-L-0101 (002).
- 078847-CUR-00-XX-DR-D-95001-P11\_S278 General Arrangement.
- 078847-CUR-00-XX-DR-D-95002-P09\_S278 Site Clearance.
- 078847-CUR-00-XX-DR-D-95003-P11\_S278 Construction Layout.
- 078847-CUR-00-XX-DR-D-95004-P07\_S278 TSRM & Drainage.
- 078847-CUR-00-XX-DR-D-95005-P06\_S278 Vehicle Tracking.
- 078847-CUR-00-XX-DR-D-95006-P06\_S278 Proposed Levels.
- 078847-CUR-00-XX-DR-D-95007-P06\_S278 Redline Boundary Plan.

#### Paving & Surfacing to the Abercromby Square (Public Realm)

The proposed paving and surfacing materials for Abercromby Square is a limestone paving material for the surface of the floor and the upstands of the raised planting beds and the copings. The limestone laying patterns range from a herringbone pattern to a stretch bond pattern to a solder bond pattern. The paving material will also be laid on a rigid concrete bed, and the limestone will be coated in a sealant to protect the material.

The details of the Abercromby Square are covered under the information submitted for Planning Conditions 16 & 17.