

NO.1 ST MICHAELS OFFICE BUILDING – PLANNING CONDITIONS 16 & 17.

Planning Condition 16 – Hard Landscape Materials

*Samples and specifications of all **hard landscape materials** for each part of the development (as defined by condition 51), together with a layout plan identifying the location of the materials to be used in all areas of public realm, including external terraces, together with a programme for their implementation, shall be submitted to and approved in writing by the City Council as local planning authority.*

The approved scheme shall be implemented in accordance with the approved programme.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

Response to the Planning Condition:

Ground Floor/Street Level Public Realm for the Office Building

We confirm that hand samples of each paving material for the Abercromby Square Public Realm have been shared with the Local Planning Authority.

The following enclosed plan illustrates the different types and sizes of the proposed limestone paving flags for the ground floor public realm.

- 63068-PLA-EX-ZZ-DR-L-1100 - General Arrangement Ground Floor Plan - Paving Types

Please refer to the information submitted below in response to Planning Condition 17 for further details on the external landscaping materials.

Programme for the delivery of the hard landscaping works.

The following enclosed plan illustrates how the (Abercromby Square) public realm works will be phased to suit the completion of the St Michaels Office Building (Phase 2 under planning), St Michaels Hotel & Residences (Phase 3 under planning), and the paving works outside the existing Abercromby Public House.

- Public Realm Landscaping Phasing Plan (23.07.24)

The following table also reclarifies the completion dates for each part of the Landscaping Works.

Location	Completion Date
The part of the Abercromby Square and highway directly adjacent to the Office Building.	Complete prior to the Office Building becomes occupied by the first Office Users (anticipated between January 2025 to April 2025).
The strip of the Abercromby Square which is adjacent to the St Michaels Hotel & Residences (known as Phase 3 under planning).	Quarter 1 in 2027.
The part of the Abercromby Square directly outside the Abercromby Public House	30 May 2025 (subject the rest of the works to Abercromby Square being completed as planned).

Office Building External Terraces & Roof Terrace

The Office External Terraces and the rooftop terrace will be paved in a 600mm x 600mm Marshall Pimple paving flag by the Developer before the tenants fit out their space. The office tenants and Rooftop Restaurant Operator will be permitted to install their own external furniture and planting schemes.

Planning Condition 17 - Detailed Landscaping & Design

No part of the development (as defined by condition 51) shall be occupied unless and until a scheme for the **detailed landscaping and design** of all areas of public realm within that part have been submitted to and approved in writing by, the City Council, as local planning authority.

The scheme shall include details of all seating, pergolas, planters and other items of street furniture, together with full details of all planting arrangements, including trees. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Response to the Planning Condition:

Detailed Landscape Design

We enclose the following details of the proposed hard and soft landscaping design for the public realm design (referred to as Abercromby Square).

Please note that we are not proposing to install any pergolas as part of the St Michaels Office Building element of the development.

- 63068-PLA-EX-ZZ-DR-L-0101 - General Arrangement Landscape Plan
- 63068-PLA-EX-ZZ-DR-L-1100 - General Arrangement Ground Floor Plan - Paving Types
- 63068-PLA-EX-ZZ-DR-L-1102 - Kerbs & Edgings Ground Floor Plan
- 63068-PLA-EX-ZZ-DR-L-2101 - Softworks - Ground Floor Plan
- 63068-PLA-EX-ZZ-DR-L-2102_Detailed Planting Plan
- 63068-PLA-EX-ZZ-DR-L-2103_Planting Schedule
- 63068-PLA-EX-ZZ-DR-L-3101_Levels Ground Floor Plan
- 63068-PLA-EX-ZZ-DR-L-4101_Furniture Ground Floor Plan
- 63068-PLA-EX-ZZ-DR-L-5100_Hardworks – Surfaces
- 63068-PLA-EX-ZZ-DR-L-5101_Hardworks - Edging and Special Units
- 63068-PLA-EX-ZZ-DR-L-5103_Hardworks - Surfaces details
- 63068-PLA-EX-ZZ-DR-L-5112_Retaining Walls Sheet
- 63068-PLA-EX-ZZ-DR-L-5113_Typical Retaining Walls
- 63068-PLA-EX-ZZ-DR-L-5114_Retaining Wall - Sheet 4
- 63068-PLA-EX-ZZ-DR-L-5116_Detail Area - Handrail Details (1 of 2)
- 63068-PLA-EX-ZZ-DR-L-5117-Retaining Wall Step Detail
- 63068-PLA-EX-ZZ-DR-L-5118_Typical upstaged concrete edge details
- 63068-PLA-EX-ZZ-DR-L-5119_Retaining Walls
- 63068-PLA-EX-ZZ-DR-L-5120_Detail Area - Step Details
- 63068-PLA-EX-ZZ-DR-L-5121_Detail Area - Handrail Details (2 of 2)
- 63068-PLA-EX-ZZ-DR-L-6101_Metal Planter Details
- 63068-PLA-EX-ZZ-DR-L-7100 - Bench Details
- 63068-PLA-EX-ZZ-DR-L-7101_Access Hatch Detail (1 of 2)
- 63068-PLA-EX-ZZ-DR-L-7103_Access Hatch Detail (2 of 2)