

RE: The Castings, Manchester.

Programme for Submission of Final Detail of Public Realm and Highway Works

Application number: 127317/FO/2020

Introduction

This note has been prepared by re-form to support the discharge of Condition 11 of planning permission (LPA ref. 127317/FO/2020) for The Castings on land at No. 2 Heyrod Street, Manchester.

Condition 11 requires a programme for submission of final details of the public realm works and highway works as shown on drawings nos. Level 00 GA 0799-RFM-XX-00-DR-L-0012, Levels 01 and 21 GA 0799-RFM-XX-00-DR-L-0015.

Background

re-form have determined the basic material palette as part of the Portugal East SRF (endorsed by MCC Executive committed) and under the detail approved as part of the above planning permission. Key documents as part of the detailed submission include:

- Heyrod Street, Design & Access Statement, Appendix 1
- Illustrative Sections Level 00 (drawing no. 0799-RFM-XX-00-DR-L-0009)
- Illustrative GA Level 00 (drawing no. 0799-RFM-XX-00-DR-L-0012)
- Illustrative Planning Strategy (drawing no. 0799-RFM-XX-00-DR-L-0013)
- Illustrative Terrace Sections (drawing no. 0799-RFM-XX-00-DR-L-0014)
- Planning Detail (drawing no. 0799-RFM-XX-00-DR-L-0015)

This largely includes the following key elements:

- Concrete block paving - Kellen Magma Breccia by Hardscape
- Conservation kerb units - including pin edging, channels and kerbs by Marshalls
- Permeable resin bound gravel
- Tarmacadam with coloured chippings
- Lighting stacks to public square
- Catenary/ festoon lighting to the public square

During a collaboration meeting on 12 January 2021 these key elements were tabled with the adjacent stakeholders within the SRF which included Forshaws (delivering Victoria House) and Capital & Centric (delivering Leonardo Hotel). Each developer has confirmed that these are accepted as the palette to take forward for each of their schemes. All of the separate applications within the SRF have included the same material palette as part of the DAS element of the submission.

Further to each developer's acceptance of the outlined palette, re-form are the appointed landscape architect on each of the individual schemes and will perform a custodian role ensure the public realm is delivered with a holistic landscape design. This will not only cover the approach to materiality but will also feed into; detailing, soft landscape elements, including shrub, rain garden and tree planting, and street furniture.

Programme

The construction of The Castings commenced on site in Q4 2021 with completion due in Q2 2024. The following table sets out the programme for the submission of final detail of public realm and highway works, as required by Condition 11

No.	Requirement	Owner	Target submission Date
a)	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).	re-form	Q3 2022
b)	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.	re-form	Q3 2022
c)	Details to demonstrate and agree the scope of tree planting within the site perimeter (Longacre Street) including the carrying out of trial pits to demonstrate feasibility.	re-form	Q3 2022
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 on going maintenance.	re-form	Q3 2022
e)	Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soak-ways, rain gardens and permeable surfaces.	Curtins	Q3 2022
f)	Details of planting within external communal terraces (Levels 1 and 21).	re-form	Q3 2022

g)	Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people).	re-form	Q3 2022
h)	Street lighting around the site (which includes for consideration of older and disabled people).	re-form	Q3 2022
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).	re-form	Q1 2024
j)	A management strategy for the external amenity areas including hours during which these areas would be open to residents.	Packaged Living	Q1 2024
k)	A building cleaning schedule.	Packaged Living	Q1 2024

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