

Public Realm

Off-Site Highways Works – Phasing Plan

1. Introduction

This document summarises the phasing strategy, including timescales, for off-site highway works associated with the All Saints Park public realm and included in planning permission ref. 128485/FO/2020.

Condition 24 of the planning permission requires the submission of details for all off-site highway works within the public adopted highway as follows:

- Works to the existing Oxford Road/Cavendish Street junction, including proposed signal junction changes;
- Works to the area to the south of the Mabel Tylecote building on Oxford Road;
- Works to the area to the north of All Saints Park on Oxford Road, which shall be submitted alongside works to the Library;
- Works to the existing Jenkinson Street/Rosamond Street junction.

These areas are cross-hatched in red on the landscape masterplan drawing included in Appendix A.

2. Phasing Plan

The All Saints Park public realm planning permission was divided into three phases, as indicated on the appended drawing and referenced 1A, 1B and 1C.

The off-site highways works, listed in Condition 24, are proposed to be phased, including timescales, as follows:

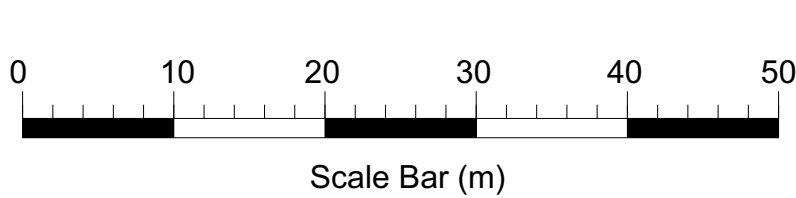
No.	Highway Works	Timescales	Additional Details
1	Works to the existing Oxford Road/Cavendish Street junction, including proposed signal junction changes	Complete Summer 2024	Works completed as part of Phase 1A works under S278 Agreement (ref. L/JGL/HIG006/00714) MCC Highways project ref. 210555H
2	Works to the area to the south of the Mabel Tylecote building on Oxford Road	Complete Summer 2024	Works completed as part of Phase 1A works under S278 Agreement (ref. L/JGL/HIG006/00714) MCC Highways project ref. 210555H
3	Works to the area to the north of All Saints Park on	Q1-Q2 2030	Works to be undertaken as part of Library project, which is

	Oxford Road, which shall be submitted alongside works to the Library		programmed to be complete by Summer 2030
4	Works to the existing Jenkinson Street/Rosamond Street junction	Q2-Q3 2030	Works to be undertaken as part of Phase 1B works, which are programmed to be complete by the end of 2030.

Appendix A

Drawing ref. 1958-PLA-01-XX-DR-L-0003 S4-P02

Landscape Masterplan – Phase 1A, 1B, 1C



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- NOTES:
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

- KEY
- BOUNDARIES
- Red Line Boundary
 - Section 278 Works
 - Adjacent Sites in Ownership of Applicant

S4-P02	05-05-21	Planning	SAB	LH
S4-P01	28-10-20	Planning	SAB	LH

Revision	Date	Description	Drawn	Apprvd.
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Project MMU Landscape Masterplan, Manchester

Drg Title Landscape Masterplan - Phase 1A, 1B, 1C

Created on	Created by	Approved by
07.08.20	SR	SAB

Scale	Size	Workstage
1:500	A1	Stage 4

Drg No.	Suitability	Revision
1958-PLA-01-XX-DR-L-0003	S4	P02