Outlook

Re: CDN/25/1000

From Matt Grindey <Matt@day-architectural.com>
Date Thu 18/12/2025 17:50
To Angela Leckie <angela.leckie@manchester.gov.uk>
Cc Joseph Mills <joseph.mills@day-architectural.com>

1 attachment (69 KB)
0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter.pdf;

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Hi Angela,

Further to my earlier email, please see below additional comment in green.

Please let me know if this is sufficient or whether you require anything further on point (i).

Condition 13 (I) the application form just refers to S278 dwgs and these have not been included in the submission and we really also need a written overview to explain how any potential hazards to the use of the public realm for the safe use of disabled people have been embedded in the design.

Please find attached S278 drawings - folder titled 'Curtins drawings for C13'. Curtins have advised the technical design was approved by Tony Hagan at MCC.

Regarding a statement, we are waiting on this from Reform.

The attached cover letter was included as part of the submission. There is information on accessibility and inclusivity included within their letter. I have extracted relevant parts below and highlighted green.

Planning conditions working:
(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);
Refer to drawings L-90-005 and L-90-006 General Arrangement Plans for information on materiality & surfacing. The GAs also include levels information that demonstrate inclusive access in all public realm areas and the private terrace. For hard landscape details refer drawing L-90-802.
Note: Proposed hard materials match the completed works associated with The Castings, Victoria house and Adair Street Hotel to ensure a cohesive public realm unites each of the Portugal Street East developments.

(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);
These details are covered in following drawings; L-90-803 L-90-804, L-90-805, L-90-806, L-90-807.
All the furniture has been designed for inclusive access and inline with recommended guidance. Seating is mixed with a range of simple benches and those with arm rests and back rests and at a range of heights to cater for different user needs. Benches are positioned outside of the main circulation paths so will not become an obstruction for users with visual impairments or users with physical difficulties.

Both stepped and step free routes are included within the proposal and are accompanied by handrails designed in accordance with Part M guidance. Tactile paving is included to top and bottom of steps and at crossing points.
External cycle parking provision is allowed for with 5 number external stands, 10 spaces provided beside the building entrance as shown on GA Plan 2 of 2 (L-90-006). for all internal cycle provision please refer to the architects proposals.

Regards,

Matthew Grindey BA(Hons) MArch DipArch ARB
Studio Director

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From: Matt Grindey <Matt@day-architectural.com>
Sent: Thursday, December 18, 2025 15:53
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Joseph Mills <joseph.mills@day-architectural.com>
Subject: Re: CDN/25/1000

Hi Angela,

Further to the comments provided on Tuesday for Condition 13, please see below our responses in red and attached additional information.

We are still waiting on a couple of bits but I wanted to provide you what we could in the interim and provide you with an update.

Condition 13 part (ii) (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

Wind Mitigation - RWDI Wind Consultant provided statement confirming there is no wind mitigation required. Refer to email chain by RWDI. - **NOT SUBMITTED**

Please see attached email chain with RWDI, the wind consultant. They have confirmed in their email:

The team have reviewed the information and noted the initial wind assessment noted that the benches at measurement locations 98 and 114 would benefit from 3m trees around them. Based on "L-90-013 Parkland