Outlook

Re: CDN/25/1000

From Matt Grindey <Matt@day-architectural.com>
Date Thu 18/12/2025 15:56
To Angela Leckie <angela.leckie@manchester.gov.uk>
Cc Joseph Mills <joseph.mills@day-architectural.com>

4 attachments (21 MB)

Reform Drawings for C13.zip; E-04-4011 - External Lighting C09.pdf; CDN_25_1000-EMAIL_THREAD_RE_WIND_MITIGATION_REVIEW-2748213.pdf; Curtins Drawings for C13.zip;

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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 Planting Plan" the trees around this seating are a minimum of 2.5m-3m and a maximum of 4.5m-5m, therefore the landscaping is expected to mitigate the wind conditions at these benches.

Which dwgs are applicable here for the 'green'

The details to 'green' or parkland are included in Reform's main pack and some additional details. Please refer to the following drawings for information on the 'green'. These are attached in the folder titled 'Reform drawings for C13'.

L-90-006 Detail General Arrangement-2 of 2
L-90-013 Parkland Planting Plan
L-90-801 Soft Landscape Details
L-90-802 Paving Swatches and Edge Details
L-90-803 Street Furniture Details

L-90-807 Parkland Details

Condition 13 (e) - On the basis of comments from our Flood Risk Team it is noted that the surface water drainage arrangements have changed since formal sign off under CDN/22/0161 the condition **cannot be discharged**

We are chasing the Civil Engineer for a response.

Condition 13(g) and (h) - whilst noting that these will match adjacent developments we still require details of the appearance of each element of the lighting and street furniture

All seating elements are captured on the attached Reform drawings (refer to L-90-803, L-90-805, L-90-806, L-90-807).
As for lighting elements – for catenary lighting to parkland refer to L-90-807 and festoon lighting to private terrace refer to L-90-805.
For the individual Platek lighting stacks and bollards, and tall kingfisher columns refer to Brentwood lighting drawing attached. Please find attached E-04-4011.
These are just off the shelf products.

Condition 13 (l) 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.

Regards,

Matthew Grindey BA(Hons) MArch DipArch ARB
Studio Director

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Tuesday, December 16, 2025 15:36
To: Matt Grindey <Matt@day-architectural.com>
Cc: Ana-Maria Safta <Ana-Maria.Safta@day-architectural.com>
Subject: CDN/25/1000