

Dated 01-11-21 - Mayfield Phase 1 – Phasing strategy and programme of works

This note has been prepared to set out, in accordance with the proposed project phasing and attached phasing plans, information to allow for the discharge of Planning Condition 3 attached to the above Permission:

“Before development commences a programme for the delivery of Phase A to I as detailed within dwgs 0343-SEW-ZZ-ZZ-DR-Z-0001000 Rev P00 (Mayfield Phase 1, Application 1: Earthworks and Riverworks A) and 0343-SEW-ZZ-ZZ-DR-Z-001001 Rev P01 (Mayfield Phase 1, Application 1: Phase B, C, D, E, F, G, H, I,) shall be submitted to and approved in writing by the City Council as Local Planning Authority.”

Attached are phasing Plan References 0343-ZZ-ZZ-DR-Z-0001000 and MAY101-WSL-EXT-GIL-DR-7060-0129-S4-01 that highlight the extent of the works associated with each phase, as described below.

The dates set out in this programme are provided with best endeavours and in line with the current delivery strategy, but should be considered indicative.

Phase A Enabling Works (0343-ZZ-ZZ-DR-Z-0001000)

Start / End dates: January 2021 - June 2021

- Removal of underground obstructions
- Site clearance, demolition and removal of existing structures where applicable, including but not limited to Dirt Factory warehouse, river walls, existing pedestrian bridge and culvert
- Ground remediation of the site in accordance with the findings from the ground investigation
- Bulk excavation and contouring of the earthworks, including phase 1 of the park and plots M, N and O
- Flood berm to align with river modelling
- Hoarding re-alignment – South West corner of site (Baring Street and Slip Road)
- Coach drop off on Fairfield Street (covered separately by Condition 9)

All other remaining phases described below are provided on MAY101-WSL-EXT-GIL-DR-7060-0129-S4-01:

Phases F, G, H and I Scope (excluding final treatments to 'Freight Island' area, amenity space on eastern edge of site, and depot interface – see Phase X)

Start / End dates: March 2021 – June 2022

- Remedial works to existing river walls
- Removal of river wall sections
- Modifications to river wall height
- Works to the river / river channel and river edge, including geogrid to sloping banks
- Construction of retaining walls
- Hard landscaping
- Street furniture, litter bins etc
- Drainage
- Utilities distribution and connections – electrical, potable water, communications
- Lighting
- Construction of new jetty structures
- Construction of new raised walkway
- Construction of new pedestrian bridges
- Soft landscaping

Phase D - Public Realm & Highways Temporary Finish (Baring Street)

Start / End dates: To be completed in conjunction with the completion of Phase F, G, H and I (the park).

Phase B – Public Realm & Highways (London Road Junction & Mancunian Way Slip Rd West)

Start / End dates: Q2 2025 – Q3 2026

- Highway and signal modifications to the London Road junction, changing the traffic flow direction to facilitate access into the Mayfield Development. As part of this work a Traffic Regulatory Order is required for the revised traffic flow direction and a s278 agreement for the modifications to the highway.
- A s278 agreement will be required for all civils works proposed within the adopted highway on Mancunian Way Slip Road (West), which includes modifications and realignment of the kerb line and drainage along with a Traffic Regulatory Order to address the changes to the existing parking arrangements.

Phase D – Public Realm and Highways Works (Mancunian Way Slip Road East)

Start / End dates: Q1 2023 – Q3 2024

- The Mancunian Slip Road East will be stopped up and converted into a private road to provide access into the newly constructed MSCP and to facilitate construction of the MSCP and Office Building 2.
- This stopping up order will also include Bond Street, Nether Street and Manor Street. The Stopping Up Order for the Eastern section of the Mancunian Way slip road will also include the relocation of one high mast light, located on the south east corner of the proposed MSCP.

Phase E - Baring Street Office 1 (The Poulton)

Start / End dates: Q1 2027 – Q3 2029

Phase C – MSCP and temporary finish to public realm

Start / End dates: Q1 2027 – Q3 2028

Phase D - Public Realm & Highways (Baring Street)

Start / End dates: March 2026 – August 2026

- Works to Baring Street will include modifications to traffic flow direction, controlled access, provision of specific taxi parking and stopping up of the central section and improvements to the public realm.

Final Treatment to Temporary Areas (Phase X)

Date: work to commence in 2025

Remaining Highway Works including TROs (Berry Street, Travis Street West and Buxton Street)

Date: March 2026 – August 2026

- Berry Street: Traffic Regulatory Order for the change in traffic flow to one-way northbound from the junction with Buxton Street north to the junction with Travis Street
- Travis Street West: Traffic Regulatory Order to introduce controlled access, the removal of pay and display parking and the provision of taxi parking
- Buxton Street: Traffic Regulatory Order to change traffic flow to one-way westbound and the changes to parking, including the provision of pay and display parking and blue badge spaces.

Phase C – MSCP final finish to public realm

Start / End dates: before Q4 2029

- Final finish to area of public realm between MSCP and Plot O (the Poulton – Phase E)