re-form
landscape architecture

RE: Cambridge Halls, Manchester.
Programme for Submission of Final Detail of Public Realm and Highway Works

Application number: 142888/FO/2025

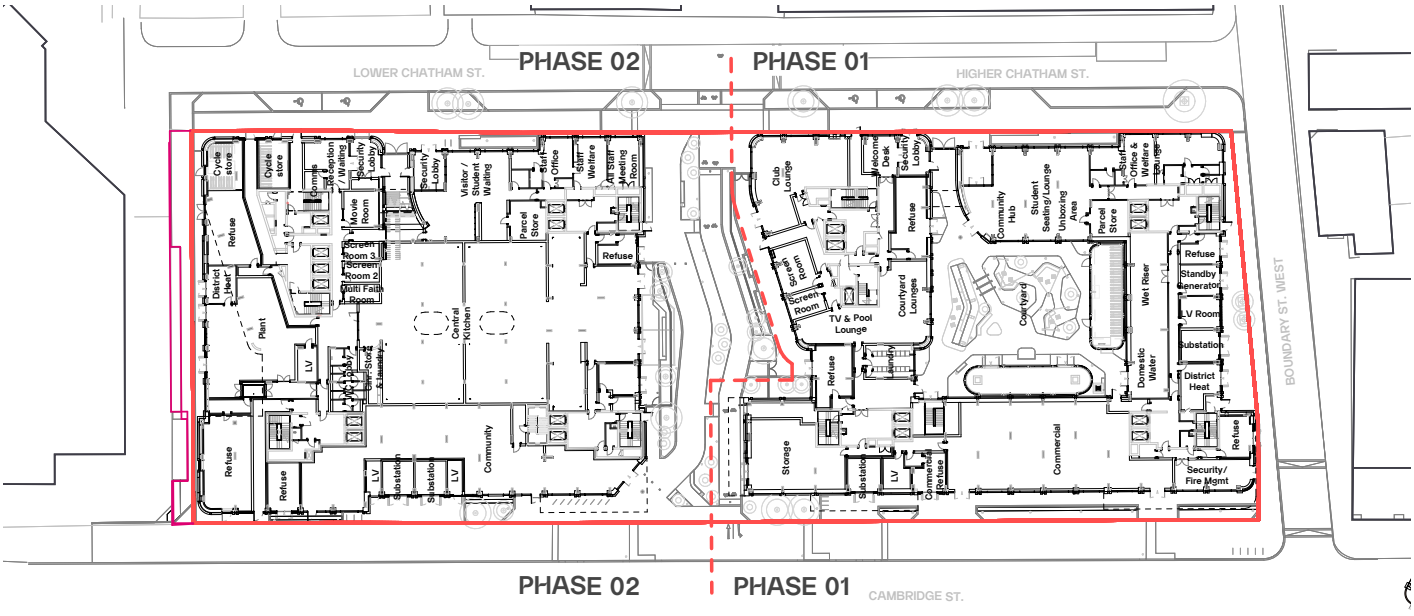
Introduction
This note has been prepared by re-form to support the discharge of Conditions 28a & 60a of planning permission (LPA ref. 142888/FO/2025) for the Cambridge Halls development.

Conditions 28a & 60a require a programme for submission of final details of the public & private realm works as shown on drawings nos. CAM-RFM-1Z-00-DR-L-000010-A4-P06, CAM-RFM-2Z-00-DR-L-000011-A4-P06, CAM-RFM-1Z-07-DR-L-000015-A4-P03, CAM-RFM-2Z-07-DR-L-000016-A4-P03 and CAM-RFM-XX-01-DR-L-000012-A4-P05. (drawings updated via NMA ref. OTH-2026-000455) Refer next sheet for a timescale to submit these information.

Key landscape documents as part of the planning submission include:

- 1132-RFM-XX-00-DR-L-0001 Rev P10 L00&L01 Landscape General Arrangement
- 1132-RFM-XX-00-DR-L-0002 Rev P08 L00&L01 Planting Strategy
- 1132-RFM-XX-07-DR-L-0003 Rev P08 L07 Roof Podium General Arrangement
- 1132-RFM-XX-00-DR-L-0004 Rev P02 L07 Planting Strategy
- 1132-RFM-XX-00-DR-L-0005 Rev P03 L00 Landscape Sections
- 1132-RFM-XX-00-DR-L-0006 Rev P02 L00 & L01 Landscape Sections
- 1132-RFM-XX-07-DR-L-0007 Rev P01 L07 Landscape Sections

Excerpt below from Cartwright Pickard drawing 998-CPA-ZZ-00-DR-A-0113-P01..-Planning - Site Plan - Phasing



Programme

The construction of Cambridge Halls Phase 1 external works is estimated to commence on site in May 2028 with completion expected late July 2029

The following table sets out the programme for the submission of final detail of public and private realm works, as required by Conditions 28a. (relating to phase 1)

No.	Requirement	Owner	Target submission Date
i)	The exact layout/design of the pedestrian and cycle route through the site	re-form	June 2027
ii)	Details of the proposed hard landscape materials	re-form	June 2027
iii)	Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building	re-form	June 2027
iv)	Details of delineation measures between private and adopted areas of footway to define the extent of the adopted highway	re-form	June 2027
v)	Details of the proposed soft landscape including proposed size, species and planting specification including tree pits and design	re-form	June 2027
vi)	Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting	re-form/Matthew Johns Associates	June 2027
vii)	Details of boundary treatments, including gates, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway	re-form - note: as sceme is PBSA, children not anticipated within private areas	June 2027
viii)	Details of the proposed street furniture including seating, bins and lighting	re-form. Lighting details by others	June 2027
ix)	Details of any external steps and handrails	re-form	June 2027
x)	Details of any measures required to mitigate the wind impacts of the proposal; and	re-form	June 2027
xi)	Details including exact locations of external cycle parking	re-form	June 2027

Programme

The construction of Cambridge Halls Phase 2 external works is estimated to commence on site in late July 2029 with completion expected July 2030.
The following table sets out the programme for the submission of final detail of public and private realm works, as required by Conditions 60a (relating to phase 2)

No.	Requirement	Owner	Target submission Date
i)	The exact layout/design of the pedestrian and cycle route through the site	re-form	June 2027
ii)	Details of the proposed hard landscape materials	re-form	June 2027
iii)	Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building	re-form	June 2027
iv)	Details of delineation measures between private and adopted areas of footway to define the extent of the adopted highway	re-form	June 2027
v)	Details of the proposed soft landscape including proposed size, species and planting specification including tree pits and design	re-form	June 2027
vi)	Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting	re-form/Matthew Johns Associates	June 2027
vii)	Details of boundary treatments, including gates, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway	re-form - note: as sceme is PBSA, children not anticipated within private areas	June 2027
viii)	Details of the proposed street furniture including seating, bins and lighting	re-form. Lighting details by others	June 2027
ix)	Details of any external steps and handrails	re-form	June 2027
x)	Details of any measures required to mitigate the wind impacts of the proposal; and	re-form	June 2027
xi)	Details including exact locations of external cycle parking	re-form	June 2027

Leeds

Tower Works
Globe Road
Leeds
LS11 5QG

T 0113 2454695

Manchester

Beehive Mill
Jersey Street
Manchester
M4 6JG

T 0161 3974953

info@re-formlandscape.com | www.re-formlandscape.com

Company No. 14686440