Condition 12 - Part A Information

Highway Works, Public Realm and Reinstatement Response

Purpose This document provides the response to Part A of Condition 12 and addresses each of the highway and public realm matters identified by the Local Planning Authority.

Planning Condition Requirement

a) Prior to the commencement of any above ground works in the construction of the entrance portals to Piccadilly Gardens and Portland Street hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Resurfacing works along Piccadilly Gardens and Portland Street.
- Amendments/new TROs to surrounding streets.
- Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
- Removal/replacement of directional signage.
- Evidence that a stopping up agreement has been entered into and agreed.

Response

1. Resurfacing Works

No resurfacing works are proposed as part of the current scheme or the contractor's scope. The existing highway surfacing will remain unaffected.

2. Traffic Regulation Orders (TROs)

No amendments to existing TROs or new permanent TROs are required to facilitate the proposed works. Any temporary traffic management required for lifting activities will be subject to a Temporary Traffic Regulation Order (TTRO), which will be submitted separately to Manchester City Council (MCC) as required.

3. Footway Improvements and Reinstatement

Any footway or public realm areas affected by the construction works will be reinstated on completion. Reinstatement will be undertaken using existing materials salvaged from the site, wherever practicable, to match the existing footway and public realm finishes. No new or alternative materials are proposed unless specifically required and agreed with the Local Highway Authority.

4. Directional Signage

There is no existing directional signage within the areas affected by the proposed works. Therefore, no removal, relocation or replacement of directional signage is required.