

HOLT TOWN WATERFRONT

OUTLINE PLANNING PERMISSION REFERENCE 083447/OO/2007/N2

PHASING PROGRAMME

INTRODUCTION

1 BACKGROUND

- 1.1 Cibitas Investments East Manchester Limited ('the Developer') applied for outline planning permission for mixed use development comprising 466,063 sq m of residential floorspace (equating to a maximum of 4,348 residential units) Class A1 retail, Class A2 offices, Class A3 restaurant, Class A4 public houses and Class A5 hot food and takeaways (2,028 sq m in total), Class B1 (offices) and Class D1 non-residential accommodation and Class D2 Assembly and Leisure (11,121 sq m in total) and a primary school plus associated access and open space ('the Development').
- 1.2 Manchester City Council ('the Council'), in their 'Minded to Grant Planning Permission' resolution dated 20 December 2007, required the Development to be carried out in accordance with an approved Phasing Plan and Phasing Programme, to ensure: (1) the Development is carried out in accordance with the sequencing / phasing as described in the Environmental Statement, and (2) that the provision of infrastructure and public realm is properly co-ordinated and comprehensively provided with the built development ('Condition 3').
- 1.3 This is the Phasing Programme referred to in Condition 3 of the draft Outline Permission. The Phasing Plans are attached as annexures to this Phasing Programme.

2 PHASING PLANS

- 2.1 The Phasing Plans comprise the following:
- (a) Drawing CL1001: 'Phasing Plan',
 - (b) Drawing CL1002: 'Site Enabling Works / Phase 1',
 - (c) Drawing CL1003: 'Plot Development Works / Phase 1',
 - (d) Drawing CL1004: 'Plot Development Works / Phase 2',
 - (e) Drawing CL1005: 'Plot Development Works / Phase 3a', and
 - (f) Drawing CL1006: 'Plot Development Works / Phase 3b'.
- 2.2 For the avoidance of doubt, Drawing CL1004 comprises both Site Enabling Works and Plot Development Works, as set out below.

3 HOW THIS DOCUMENT WORKS

- 3.1 This Phasing Programme describes all Site Enabling Works, Plot Development Works, and Plots.

- (a) Site Enabling Works are essential infrastructure works which must be completed in any Phase before work is commenced in the next Phase.
- (b) Plot Development Works are works specific to the development of particular plots, and may take place before or after development of that plot.
- (c) Plots are the discrete sites referenced within the masterplan which will be developed individually within each Phase.

3.2 Each element of work is referenced by a number that corresponds to a number on the relevant Phasing Plan.

3.3 For example, the 'provision of a crossing across metro link for Terrasse Anglaise is a Site Enabling Work in Phase 1. It has the reference number 1.8. This is illustrated on Phasing Plan CL1002 under 1.8, with blue horizontal shading.

3.4 Finally, this Phasing Programme controls the time when certain works can be undertaken. For example, all Phase 1 Site Enabling works are to be completed prior to the commencement of any development in Phase 2.

4 DESCRIPTION OF PHASES

4.1 Initial Phase

4.1.1 This Phase comprises Plots Aa and ST. These are shown in red on Drawing CL1001. There are no Site enabling works or plot development works associated in this Phase.

4.2 Phase 1

4.2.1 This Phase comprises Plots D, G/H, K/L and U/X. These are shown in green on Drawing CL1001. Site enabling works for this Phase are numbered 1.1-1.13, and shown on Drawing CL1002. Plot development works are numbered 1.14-1.29, and shown on Drawing CL1003.

4.3 Phase 2

4.3.1 This Phase comprises Plots Ab, B/C, E/I and F/J. These are shown in purple on Drawing CL1001. Site enabling works for this Phase are numbered 2.1-2.3, and shown on Drawing CL1004. Plot development works are numbered 2.4-2.10, and are also shown on Drawing CL1004.

4.4 Phase 3a

4.4.1 This Phase comprises Plots M/P, N/O, Q and R. These are shown in Orange on Drawing CL1001. There are no Site enabling works for this Phase. Plot Development Works are numbered 3a.1-3a.8, and are shown on CL1005.

4.5 Phase 3b

4.5.1 This Phase comprises Plots Ta, Tb, Tc, Td, and Te. These are shown shaded in green diagonal lines on CL1001. There are no Site enabling works for this phase. Plot Development Works are numbered 3b.1-3b.3, and are shown on CL1006.

OPERATIVE PART

1 RULES OF GENERAL APPLICATION

- 1.1.1 The Development will proceed consecutively: Phase 1 after the Initial Phase, Phase 2 after Phase 1, and Phase 3 after Phase 2.
- 1.1.2 All Site Enabling Works in any Phase must be Complete before any work in the next Phase can take place. For the purposes of this Clause (1.1.2) only, 'Complete' means when the Council have notified the Developer in writing to that effect.
- 1.1.3 Site Enabling Works and Plot Development Works in a particular Phase may be carried out concurrently.
- 1.1.4 Unless otherwise stipulated, the development of Plots in a particular Phase may be carried out concurrently with the Site Enabling Works and Plot Development Works.

2 SPECIFIC WORKS

Initial Phase

No reference Plots Aa and ST completed

Phase 1 - *Site Enabling Works*

- 1.1 Creation of raised square platform area adjacent to plot G/H, provided in this Phase unless otherwise agreed in writing by the Local Planning Authority
- 1.2 Remove existing retaining wall adjacent to plots GH/KL
- 1.3 Cut and fill between plots K/L and N/O
- 1.4 Terrasse Anglaise sub base level and temporary finish
- 1.5 Temporary landscaping to graded levels adjacent to Terrasse Anglaise
- 1.6 Remove Site concrete deck over River Medlock
- 1.7 Refurbish river wall adjacent to Plot R
- 1.8 Provision of a crossing across metro link for Terrasse Anglaise provided in this Phase unless otherwise agreed in writing by the LPA
- 1.9 Provision of new ramps and steps adjacent to New Viaduct Street provided in this Phase unless otherwise agreed in writing by the LPA
- 1.10 Diversion works to Beswick Street on behalf of GMPTE (Metrolink interface works) provided in this Phase unless otherwise agreed in writing by the LPA
- 1.11 Earthworks for pocket park between G/H and K/L

- 1.12 Infill and reshape landscaping adjacent to the canal
- 1.13 Complete landscaping to the River Bowl east of Q and R and north of U/X

Phase 1 - Plot Development Works

- 1.14 Upgrade Cavalier Street after completion of plot G/H, unless otherwise agreed in writing by the LPA
- 1.15 Final finish to public square after completion of plot G/H, unless otherwise agreed in writing by the LPA
- 1.16 Landscape pocket park between G/H and K/L after the completion of plot G/H and K/L
- 1.17 Final finish to Terrasse Anglaise adjacent to plots K/L and G/H after completion of plot K/L
- 1.18 Upgrade Beswick Street before commencement of Plot D, unless otherwise agreed in writing by the LPA
- 1.19 Upgrade Hillkirk Street before commencement of plot U/X, unless otherwise agreed in writing by the LPA
- 1.20 Pocket Park adjacent to plot U/X after completion of plot U/X
- 1.21 Remove existing retaining wall adjacent to plot U/X before commencement of plot U/X
- 1.22 In accordance with Part 5 of Schedule 1 of the s.106 Agreement, construction of a single form entry primary school, either prior to commencement of Phase 2, or prior to the expiration of 5 years from the date 1,202 Housing Units in the Development have been occupied, whichever is the earlier, unless otherwise agreed in writing by the LPA
- 1.23 Foot bridge across valley and Metrolink prior to commencement of Phase 2, unless otherwise agreed in writing by the LPA
- 1.24 Form new playing pitch in river valley either prior to commencement of Phase 2 or prior to completion of the single form entry primary school whichever is the earlier unless otherwise agreed in writing by the LPA
- 1.25 Complete landscaping to river valley park either prior to commencement of Phase 2 or within 2 years of completion of Plot K/L whichever is the earlier
- 1.26 Junction improvements at Hillkirk Street/Ashton New Road prior to commencement of Phase 2, unless otherwise agreed in writing by the LPA
- 1.27 Junction improvements at Cambrian Street/Bradford Road prior to commencement of Phase 2, unless otherwise agreed in writing by the LPA

1.28 Junction improvements at Beswick Street / Every Street / Ashton New Road / Merrill Street prior to commencement of Phase 2, unless otherwise agreed in writing by the LPA

1.29 Introduction of a SCOOT system on Great Ancoats Street prior to commencement of Phase 2, unless otherwise agreed in writing by the LPA

1.30 Phase 2 - Site Enabling Works

2.1 Upgrading tow path between plots Aa and E/I completed by the date that Phase 2 is completed, unless otherwise agreed in writing by the LPA

2.2 Provision of mooring bollards between plots Aa and E/I completed by the date that Phase 2 is completed, unless otherwise agreed in writing by the LPA

2.3 Provision of hard landscaping for public square between B/C and F/J after the completion of plot B/C and F/J

Phase 2 - Plot Development Works

2.4 Provision of hard landscaped link to canal in plot F/J: to be completed to a temporary finish prior to commencement of plots E/I and F/J; and to be completed to a final finish on completion of development of plot F/J, unless otherwise agreed in writing by the LPA

2.5 Provision of hard landscaped link to canal in plot E/I: to be completed to a temporary finish prior to commencement of plots E/I and F/J; and to be completed to a final finish on completion of development of plot E/I, unless otherwise agreed in writing by the LPA

2.6 New Footbridge across canal between plots F/J and E/I to be completed prior to commencement of plots E/I and F/J, unless otherwise agreed in writing by the LPA

2.7 Upgrade Pollard Street on completion of development of plot F/J, unless otherwise agreed in writing by the LPA

2.8 In accordance with Part 5 of Schedule 1 of the s.106 Agreement, Primary School to be expanded to provide second form entry, either prior to commencement of Phase 3, or prior to the expiration of 5 years from the date 2,059 Housing Units in the Development have been occupied, whichever is the earlier, or unless otherwise agreed in writing by the LPA

2.9 Junction improvements at Beswick Street/Butler Street/Bradford Road prior to commencement of Phase 3

2.10 2.10 Junction improvements at Pollard Street/Merrill Street/Carruthers Street prior to commencement of Phase 3

2.11 Phase 3a - Plot Development Works

- 3a.1 Upgrade Cambrian Street and Upper Helena Street on completion of plots M/P, N/Q, Q and R , unless otherwise agreed in writing by the LPA
- 3a.2 New public square adjacent to plot N/O on completion of plots N/O and M/P, unless otherwise agreed in writing by the LPA
- 3a.3 New hard landscaped open space between plots M&J on completion of plots M/P & J
- 3a.4 Pocket Park between plots N/O and R on completion of plots N/O & R
- 3a.5 Pocket Park between plots M/P and Q on completion of plots M/P and Q
- 3a.6 New hard landscaped open space between plots Q and R on completion of plots R and Q
- 3a.7 Final finish to Terrasse Anglaise adjacent to plots N/O and R on completion of plots N/O and R
- 3a.8 Final finish of landscaping to the bowl on completion of plots R and Q

Phase 3b - *Plot Development Works*

- 3b.1 New canal bridge between plots P/Q and Ta/Tb on completion of plots Ta and Tb, unless otherwise agreed in writing by the LPA
- 3b.2 Pocket Park between plots Ta and Tb on completion of plots Ta and Tb
- 3b.3 New canal bridge between Plot Q and Tc either on completion of Phase 3b or within 2 years of completion of Phase 3b, whichever is the earlier, or unless otherwise agreed in writing by the LPA