

69388/Full – Condition 18 Summary Document

LPA – Bury Council

Internal reference code (Vinci Building)

RADHUB-VIN-XX-XX-RP-W-0300

Contents

1.0 Introduction	4
1.1 Planning Condition 18	5
1.2 Item No. 1, No. 5, and No. 6.....	7
1.3 Item No. 2.....	9
1.4 Item No. 3.....	11
1.5 Item No. 4.....	13
1.6 Conclusion.....	14
1.7 Appendix A – Documents Submitted	15

Revision History

Revision No.	Date	By	Company
01	31/05/2024	D. McGuire	Vinci

1.0 Introduction

Planning Condition 18 (overleaf) pertains to the highways works associated with 69388/Full, hereon referred to as the Radcliffe Civic Hub project. This document has been prepared and submitted alongside the design information, which seeks the discharge of Condition 18. This document provides a breakdown of the key drawing information, that can be referred to in relation to each of the points.

As a note, following communication with Bury Highways in late 2023 and early 2024, it has been decided that separate applications for 1) an Under Sailing License, and 2) an Agreement in Principle (AiP) will be sought. These are summarized in Section 1.5.

Finally, a full summary of all documentation submitted in support of Condition 18 discharge is provided in Section 1.7 - Appendix A for reference.

Nb. This document has been prepared by Vinci Building, hereon referred to as Vinci.

1.1 Planning Condition 18

The below is the Condition written in full, and for the purpose(s) of this document, the points have been itemized 1 – 6:

No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

- 1. Formation of the proposed bus lay-by and associated alterations to the road alignment and footway on Dale Street (shown indicatively on submitted plan reference 2923-XX-XX-DR-C-13 Revision P03) to a scope and specification to be agreed, incorporating carriageway, footway and lay-by widths to be determined, demarcation of the limits the adopted highway, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed, relocated tactile paved crossing point and all associated incorporating carriageway, footway and lay-by widths to be determined, demarcation of the limits the adopted highway, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed, relocated tactile paved crossing point and all associated highway and highway drainage remedial/accommodation works;*
- 2. All external alterations to the adopted highway around the perimeter of the site and implementation of a hard and soft landscaping scheme to a scope and specification to be agreed, incorporating the demarcation of the limits the adopted highway, low retaining walls and planting areas, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed and all associated highway and highway drainage remedial works;*
- 3. Revised door arrangements to ensure compliance with the Highways Act 1980 and that no doors or fire escapes open out into the adopted highway around the perimeter of the proposed civic hub building and at the proposed bin store;*
- 4. Foundation details for the proposed building to ensure compliance with the Highways Act 1980 and that no encroachment under the adopted highway will occur.*
- 5. Proposals for the introduction of an on-highway coach/bus drop off facility on Dale Street and associated review of disabled parking bays and existing waiting, limited waiting and loading restrictions in the vicinity of the site on Dale Street/Deansgate and Stand Lane, including details of the measures proposed, all necessary modifications to road markings and signage and a timetable for implementation;*
- 6. Submission of staged road safety audits in accordance with national guidance. The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.*

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.

A detailed highways scheme including design drawings, road safety audit stage 1 and the designers response has been submitted. RSA 2 and 3 are forthcoming. This implements the provisional/indicative bus layby drawing and further highways works as indicated in 2923-XX-XX-DR-C-1300 (below) which was submitted as part of the original planning submission. The works will be undertaken via a Section 278 Agreement preceded by Technical Approval¹.



- Layout Design of the layby and realignment of Dale St southern kerb line up to the back of the kerb.
- Site clearance.
- Kerbing.
- Pavement design.
- Drainage design; relocation of existing gullies.
- Signage and road markings.
- Stage 1 and 2 Road Safety Audit Briefs and Designers Response Reports.
- Submission of design package for Technical Audit.
- Liaison with LCC to achieve Technical Approval.
- Lighting design update

69388/Full – Condition 18 Summary

The associated drawings are as follows:

- RADHUB-WSP-V5-XX-DR-D-0101
- RADHUB-WSP-V5-XX-DR-D-0105
- RADHUB-WSP-V5-XX-DR-D-0200
- RADHUB-WSP-V5-XX-DR-D-0500
- RADHUB-WSP-V5-XX-DR-D-0700
- RADHUB-WSP-V5-XX-DR-D-1100
- RADHUB-WSP-V5-XX-DR-D-1101
- RADHUB-WSP-V5-XX-DR-D-1102
- RADHUB-WSP-V5-XX-DR-D-1200
- RADHUB-WSP-XX-XX-RP-D-0001
- RADHUB-WSP-XX-XX-RP-D-0005
- RADHUB-WSP-XX-XX-DR-Y-0001
- RADHUB-WSP-XX-XX-DR-Y-0002
- RADHUB-WSP-XX-XX-DR-Y-0003
- RADHUB-WSP-XX-XX-DR-Y-0004
- 70092923-WSP-HLG-RCHUB-SP-LI-0001

The above scheme should be read in conjunction with the landscape design (Section 1.3 Item No. 2, overleaf) which addresses items not covered by the above e.g. street furniture, street lighting, other assets etc. within the pedestrianised area(s).

1.3 Item No. 2

A detailed landscape design has been submitted alongside this document. This covers the items described within Item no. 2 i.e. hard/soft landscaping, retaining walls, planting areas, street furniture, and surface water drainage plans among others.

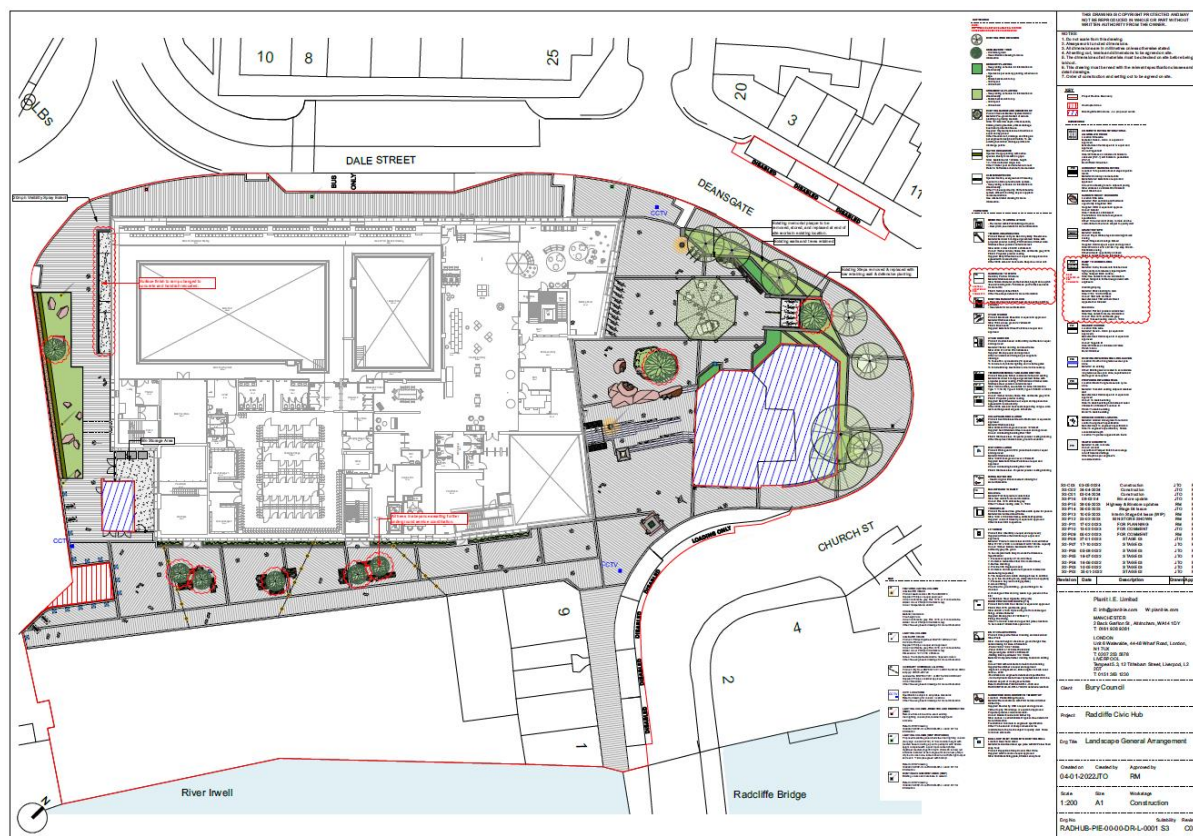


Figure 2 – RADHUB-PIE-00-00-DR-L-0001 (Landscape General Arrangement) as proposed along with the wider landscape information.

Notwithstanding the full submittal of landscape information, particular attention is drawn to:

- RADHUB-PIE-00-00-DR-L-0001 (Landscape General Arrangement)
- RADHUB-PIE-00-00-DR-L-0003 (Hardworks)
- RADHUB-PIE-00-00-DR-L-0004 (Softworks)
- RADHUB-PIE-00-00-DR-L-0018 (Planting)
- RADHUB-PIE-00-00-DR-L-0008 (Existing Asset Retention & Removal Plan)
- RADHUB-PIE-00-00-DR-L-0002 (Proposed Levels & Drainage)
- RADHUB-PIE-ZZ-XX-RP-L-0002 (External Works Specification)
- RADHUB-AJP-V4-ZZ-RP-C-3000 (FRA & Drainage Strategy Report)
- RADHUB-AJP-V4-ZZ-DR-C-0001 (Below Ground Drainage Strategy)

Concerning public realm lighting, a scheme incorporating adoptable lighting; Metronomis, Philips Digistreet, and CitySoul has been developed during the planning consultation period and proposed. For information on the location of the lighting, specification, and ducting routes, refer to the following:

- RADHUB-PIE-00-00-DR-L-0001 (Landscape General Arrangement)
- RADHUB-HES-ZZ-XX-DR-ME-6001 (External Utility & Public Realm Ducting Layout)

- RADHUB-HAN-V4-XX-SP-ME-0002 (Civic Hub MEP Services Performance Specification)
- D-510157_CALC_Radcliffe Civic Hub (Signify Lighting Scheme)
- 70092923-WSP-HLG-RCHUB-SP-LI-0001

Concerning the extents of adoptable highway, a Section 247 (ref: NATTRAN/NW/S247/5423) Stopping up Order (SuO) was confirmed and came into force on September 4th 2023.²

Refer to the below drawings for more information:

- NW5423 Made Notice
- NW5423 Made Order
- NW5423 Made Plan
- Made_stage_letter_to_applicant

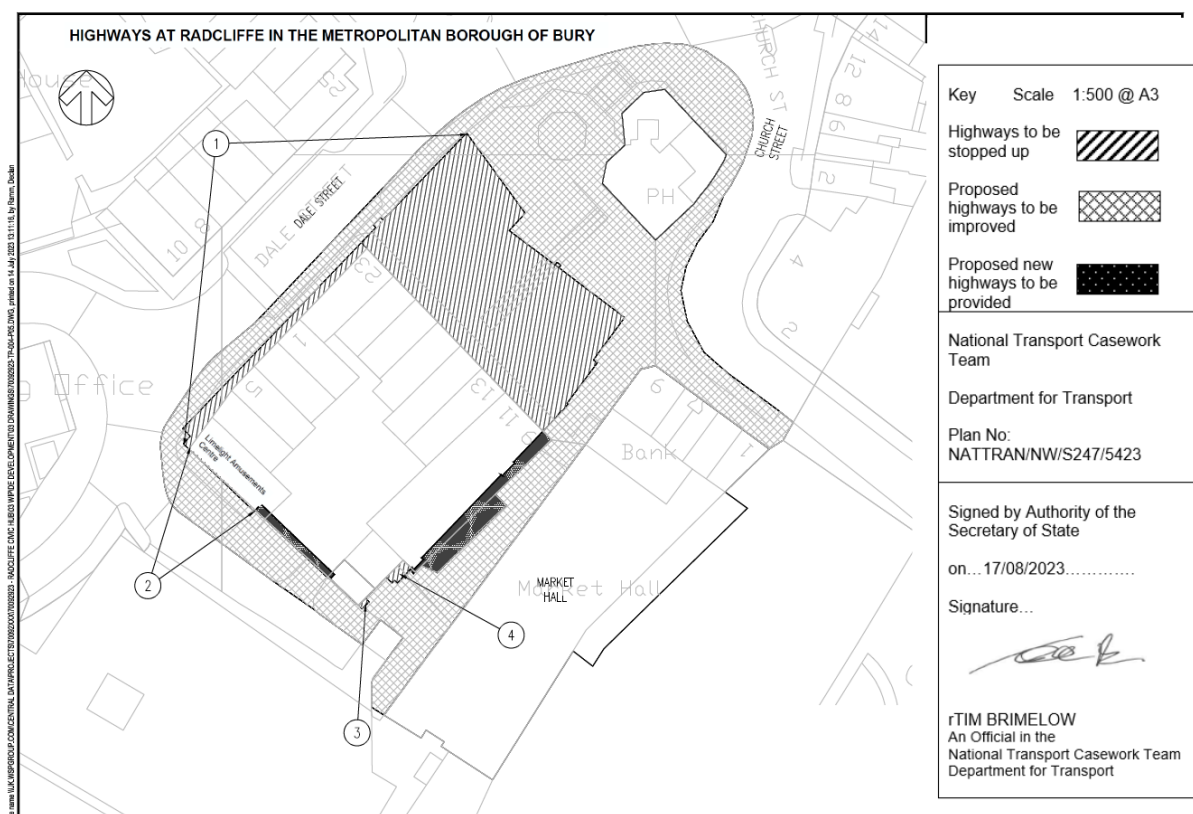


Figure 3 – NW5423 Made Plan in relation to the Stopping Up Order.

² No objection was received during the six-week legal challenge period.

1.4 Item No. 3

With reference to the external doors and/or fire escapes of the Civic Hub, refer to the ground floor and lower ground floor setting out drawings:

- RADHUB-POZ-V4-00-DR-A-2110 (Setting Out Plan – 00 Ground Floor (1 of 3))
- RADHUB-POZ-V4-00-DR-A-2111 (Setting Out Plan – 00 Ground Floor (2 of 3))
- RADHUB-POZ-V4-00-DR-A-2112 (Setting Out Plan – 00 Ground Floor (3 of 3))
- RADHUB-POZ-V4-B1-DR-A-2105 (Setting Out Plan - -01 Lower Ground Floor (1 of 3))
- RADHUB-POZ-V4-B1-DR-A-2106 (Setting Out Plan - -01 Lower Ground Floor (2 of 3))
- RADHUB-POZ-V4-B1-DR-A-2107 (Setting Out Plan - -01 Lower Ground Floor (3 of 3))

The external doors at ground level are as follows:

- ED01 – Entrance Lobby, a sliding door which opens onto the square.
- ED02 – Café, a single leaf door which opens onto the square.
- ED12 – Viewing & Library, a double leaf door which opens onto Dale Street.
- ED11 – Main Pool Spectator Seating, a double leaf door which opens onto the access ramp to the south-west.

The external doors at lower ground are as follows:

- ED10 – Stair 3, a double leaf door which opens onto the concourse to the south-west (facing the Lidl car park).
- ED09 – Switch Room entrance, a double leaf door which opens into the external bin store area.
- ED08 – Chemical Store 1, a single leaf door which opens into the external bin store area.
- ED07 – Chemical Store 2, a single leaf door which opens into the external bin store area.
- ED06 – New Substation, a double leaf door which opens onto the concourse between the Civic Hub and Market Hall.
- ED05 – Stair 2, double leaf door which opens onto the concourse between the Civic Hub and Market Hall. (Fig. 4)
- ED04 – Stair 2, single leaf door which opens onto the concourse between the Civic Hub and Market Hall. (Fig. 4)
- ED03 – Stair 4, a single leaf door which opens onto the concourse between the Civic Hub and Market Hall.

The proposed external bin store sits between the existing ENW sub-station and the Civic Hub building. Two fences are to be erected to secure the bin store.³ No. 2 gates are proposed within these fences: 1) a single leaf gate along the concourse between the Civic Hub and Market Hall, and 2) a double leaf gate to south-west (facing the Lidl car park).

For reference to the external bin store access gates, refer to:

- RADHUB-PIE-00-00-DR-L-7008 (Bin Store Screen)
- RADHUB-PIE-00-00-DR-L-7009 (Bin Store Screen 2)
- RADHUB-PIE-00-00-DR-L-0017 (Bin Store Location)

³ ENW have accepted the fence proposals, confirming the bin store secure line.

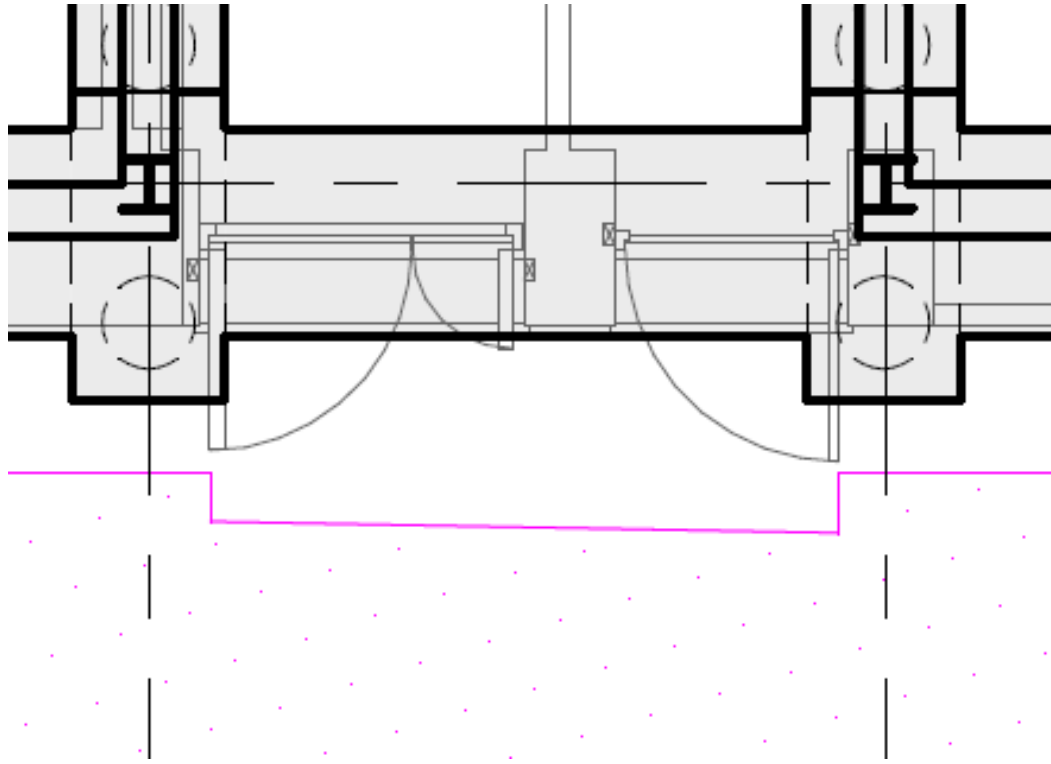


Figure 4 - ED04/05. Example of door/door swings within the area of non-adoptable highway (within the magenta line).

1.5 Item No. 4

An overlay of the foundations and stopping up line has been submitted which shows the extents of substructure in relation to the area of adoptable highway. With one exception, there is no encroachment into the area of adoptable highway.

This exception is an area of capping beam along gridline X adjacent to the Clip 'n' Climb area of the Civic Hub building. Where there is encroachment, this is no more than 208mm, reducing to 122mm (fig. 6). It is not feasible to bring this area of the building in-bound without significant changes being made. Due to this, there is intent to apply for an under sail license following this submission.

Please refer to drawing no. *RADHUB-AJP-V4-00-DR-S-0105* for the full overlay.

In addition to the requirements for submittal of Condition 18, Bury Highways have also requested that an Approval in Principle (AiP) is sought. This is currently being investigated by Vinci and their team.

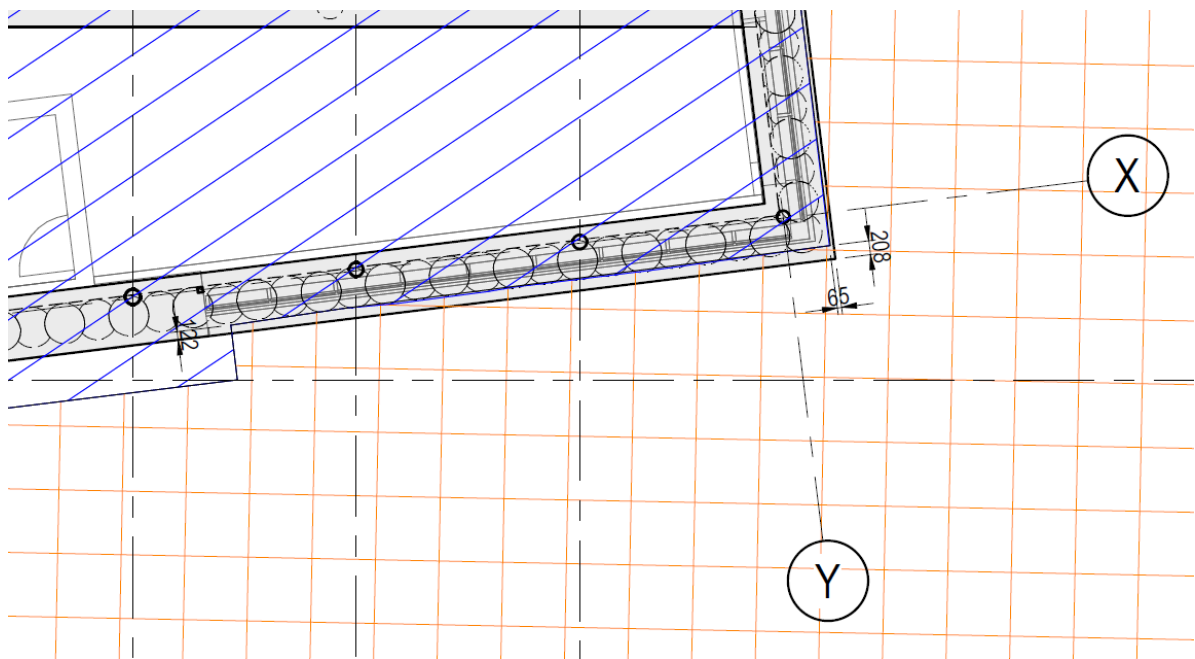


Figure 6 - encroachment of the Clip 'n' Climb capping beam into the area of adoptable highway. Maximum extent of 208mm reducing to 122mm along gridline X for an overall distance of c. 9m. Refer to RADHUB-AJP-V4-00-DR-S-0105.

Nb. It should be noted that Vinci have liaised with Bury Highways throughout Q1 2024 and have redesigned the pile cap lengths of the Civic Hub building to avoid encroachment.

1.6 Conclusion

Condition 18 pertains to the highways works associated with Radcliffe Civic Hub. The condition states six points, in which information has been provided to address them, and in turn seek the discharge of the Condition as a whole. In some instances, the information provided may apply to multiple points, and it is advised that the drawings are cross-referenced rather than be read in isolation.

If further information or clarification is required during the approval period, then Vinci and their associated design team should be contacted.

A full drawing list is provided in Section 1.7 – if for whatever reason this information is lost, then please contact Vinci and it can be reissued.

1.7 Appendix A – Documents Submitted

Drawing Title	Drawing Name
RADHUB-WSP-V5-XX-DR-D-0500 RADHUB-WSP-V5-XX-DR-D-0200 RADHUB-WSP-V5-XX-DR-D-0105 RADHUB-WSP-V5-XX-DR-D-0101 RADHUB-WSP-V5-XX-DR-D-1200 RADHUB-WSP-V5-XX-DR-D-1102 RADHUB-WSP-V5-XX-DR-D-1101 RADHUB-WSP-V5-XX-DR-D-1100 RADHUB-WSP-V5-XX-DR-D-0700 RADHUB-WSP-XX-XX-RP-D-0001 RADHUB-WSP-XX-XX-RP-D-0005 RADHUB-WSP-XX-XX-DR-Y-0001 RADHUB-WSP-XX-XX-DR-Y-0002 RADHUB-WSP-XX-XX-DR-Y-0003 RADHUB-WSP-XX-XX-DR-Y-0004 RADHUB-WSP-XX-XX-SP-Y-0001 RADHUB-PIE-00-00-DR-L-0001 RADHUB-PIE-00-00-DR-L-0003 RADHUB-PIE-00-00-DR-L-5005 RADHUB-PIE-00-00-DR-L-0002 RADHUB-PIE-00-00-DR-L-0005 RADHUB-PIE-00-00-DR-L-7007 RADHUB-PIE-00-00-DR-L-7009 RADHUB-PIE-00-00-DR-L-6002 RADHUB-PIE-00-00-DR-L-0004 RADHUB-PIE-00-00-DR-L-0015 RADHUB-PIE-00-00-DR-L-0018 RADHUB-PIE-00-00-DR-L-5002 RADHUB-PIE-00-00-DR-L-0011 RADHUB-PIE-00-00-DR-L-7008 RADHUB-PIE-00-00-DR-L-5003 RADHUB-PIE-00-00-DR-L-7001 RADHUB-PIE-00-00-DR-L-0006 RADHUB-PIE-00-00-DR-L-0007 RADHUB-PIE-00-00-DR-L-6001 RADHUB-PIE-00-00-DR-L-0013 RADHUB-PIE-00-00-DR-L-0017 RADHUB-PIE-00-00-DR-L-7006 RADHUB-PIE-00-00-DR-L-7004 RADHUB-PIE-00-00-DR-L-7005 RADHUB-PIE-00-00-DR-L-5006 RADHUB-PIE-00-00-DR-L-5004 RADHUB-PIE-00-00-DR-L-5001 RADHUB-PIE-00-00-DR-L-0010 RADHUB-PIE-00-00-DR-L-6000 RADHUB-PIE-00-00-DR-L-0008 RADHUB-PIE-00-00-DR-L-0014 RADHUB-PIE-00-00-DR-L-0009 RADHUB-PIE-00-00-DR-L-0016 RADHUB-PIE-00-00-DR-L-0012 NW5423 Made Plan NW5423 Made Order NW5423 Made Notice Made_stage_letter_to_applicant RADHUB-POZ-V4-00-DR-A-2112 RADHUB-POZ-V4-00-DR-A-2111 RADHUB-POZ-V4-00-DR-A-2110	Proposed Drainage Site Clearance Vehicle Tracking Proposed General Arrangement Road Markings Cross Section Standard Details Drawing Kerbing Drawing Proposed Pavements Designers Response Stage 1 Road Safety Audit Road Lighting Temporary & Site Clearance Layout Road Lighting Permanent & Site Clearance Layout Road Lighting General Electrical Details Sheet 1 of 2 Road Lighting General Electrical Details Sheet 2 of 2 Lighting and Electrical Specification Appendices Landscape General Arrangement Hardworks Ramp Detail Proposed Levels & Drainage Furniture Climber Options Bin Store Screen 2 Details_ Central Tree Pit [TP3] Softworks Planting Planting Schedule Paving & Interface Details 2 of 2 Detail Locations Bin Store Screen Granite Steps Details Clock Plinth Details M&E Project Boundaries Details_ Trees in Soft [TP2] Tree Retention & Removals Bin Store Location Litter Bin Detail Timber Top Seating Boulder Timber Communal Benches Granite Steps Units Building Threshold Details Paving & Interface Details 1 of 2 Ecological Enhancement Details_ Trees in Hard [TP1] Existing Asset Retention & Removal Plan Paving Orientation Kerbs & Edges Levels & Topo Tree Pit Typologies & Existing Services [Not Applicable] [Not Applicable] [Not Applicable] [Not Applicable] Setting Out Plan - 00 Ground Floor (3 of 3) Setting Out Plan - 00 Ground Floor (2 of 3) Setting Out Plan - 00 Ground Floor (1 of 3)

RADHUB-POZ-V4-B1-DR-A-2105 RADHUB-POZ-V4-B1-DR-A-2106 RADHUB-POZ-V4-B1-DR-A-2107 RADHUB-HES-ZZ-XX-DR-ME-6001 RADHUB-HAN-V4-XX-SP-ME-0002 D-510157_CALC_Radcliffe Civic Hub RADHUB-AJP-V4-00-DR-S-0105 RADHUB-AJP-V4-ZZ-DR-C-0001 RADHUB-AJP-V4-ZZ-RP-C-3000	Setting Out Plan - -01 Lower Ground Floor (1 of 3) Setting Out Plan - -01 Lower Ground Floor (2 of 3) Setting Out Plan - -01 Lower Ground Floor (3 of 3) External Utility & Public Realm (Lighting/CCTV) Ducting Layout Civic Hub MEP Services Performance Specification PROPOSED LIGHTING LAYOUT Hub Structure and Highway Stopping Up Below Ground Drainage Flood Risk Assessment & Drainage Strategy Report
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END