

Introduction

This short form report and the appended supplemented documents therein have been prepared as part of an application to discharge condition 14 of planning consent 125018/FO/2019, granted on the 23rd of January 2020.

With reference to the aforementioned planning consent, condition 14 requires that; prior to the occupation of the development a scheme of highway works is to be in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval. This will include the following:

- New access supported by tactile paving and dropped kerbs
- Traffic regulation orders either side of the access and alterations to demarcation on Greenheys Lane

Summary of Agreed Works

The following drawings supporting this report can be found in Appendix 1, as agreed with the Proper Officer from the Highways Authority, and as captured within the engrossed S.278 Agreement:

- 074844-CUR-XX-XX-DR-D-75000 (Legal Plan)
- 074844-CUR-XX-XX-DR-D-75001 (Topo & Site Clearance)
- 074844-CUR-XX-XX-DR-D-75002 (Kerbs & Levels)
- 074844-CUR-XX-XX-DR-D-75003 (Surfacing & Signs)

The existing entrance will be pedestrianised, and the footpath raised across the junction accordingly. A new entrance will be formed to the south west of the site requiring a new bellmouth junction, drop kerbs, installation of tactile paving, and the relocation of an illuminated road sign. In regards to TRO works, whitelining give way and cycle road markings will be required, as detailed on the relevant drawing.

The contact information for the Highways Officer who is dealing with these S.278 agreements and approval of the relevant design drawings is shown below for ease of reference.

Ray Mullen
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07940 722892

Applicant Commitment Statement

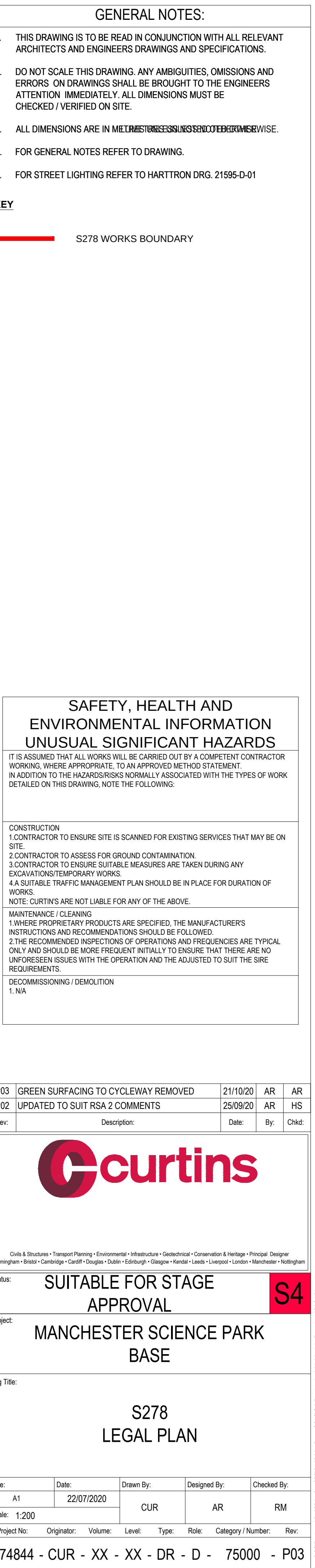
As Project Manager representing the applicant for the development, Bruntwood Scitech, I confirm that the details stated within this report are accurate and will be introduced in full prior to the first occupation of the development, and thereafter maintained throughout the duration of the defined Maintenance Period until such time that a Completion Certificate is provided by the Proper Officer.

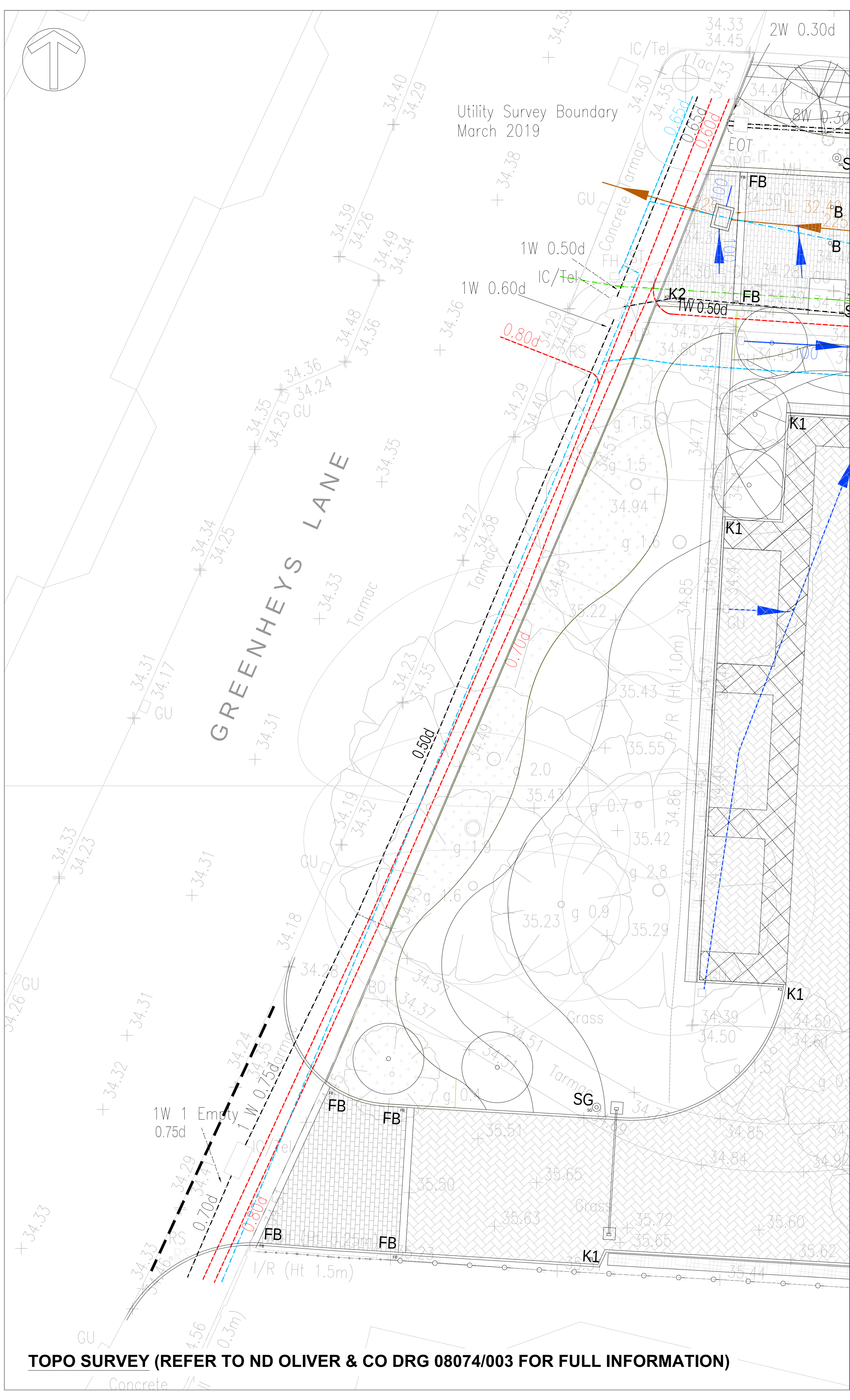
Colm Donaghy
Project Manager



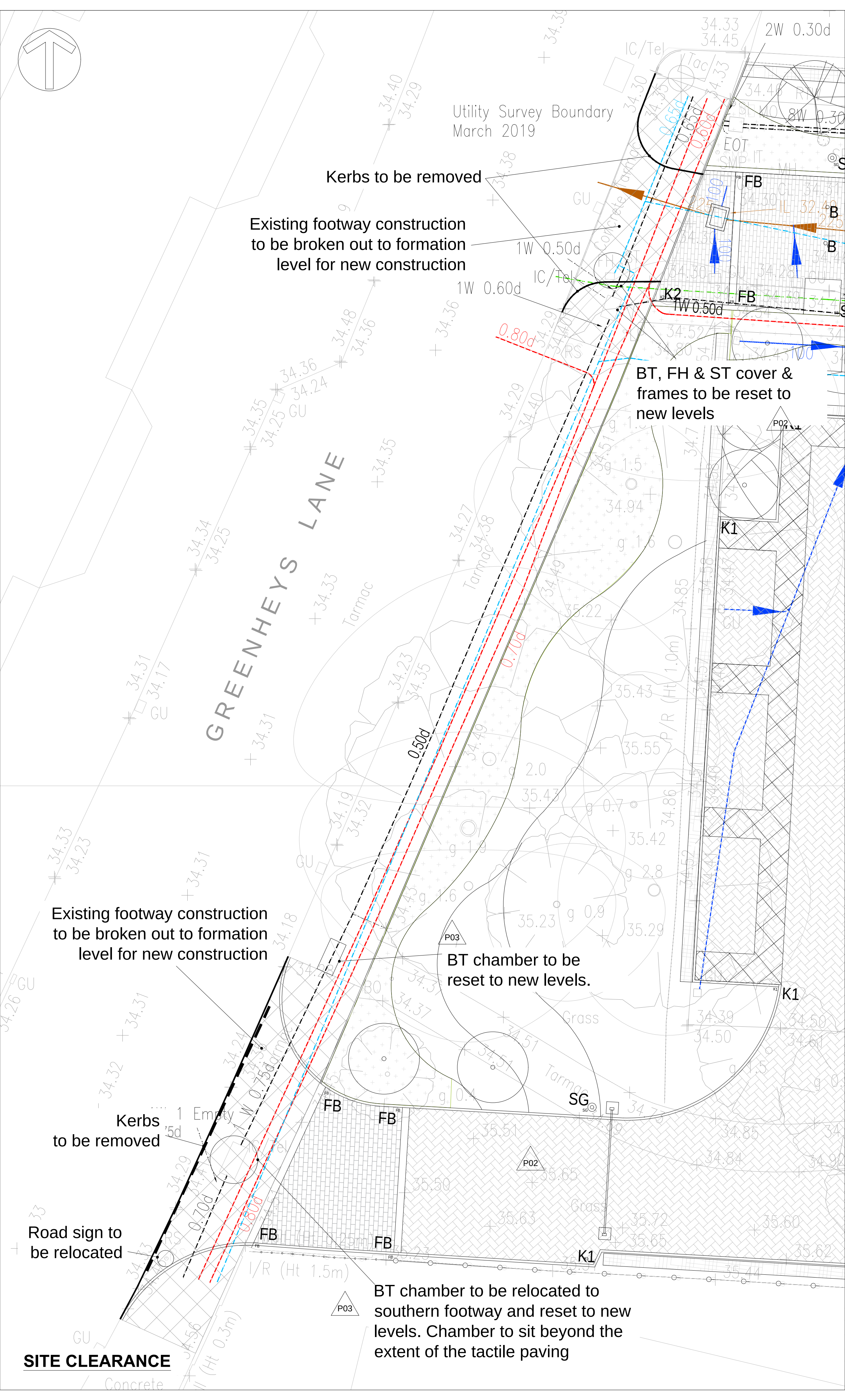


Appendix 1 - Supporting Design Information





TOPO SURVEY (REFER TO ND OLIVER & CO DRG 08074/003 FOR FULL INFORMATION)



SITE CLEARANCE

GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- FOR GENERAL NOTES REFER TO DRAWING.
- FOR STREET LIGHTING REFER TO HARTTRON DRG. 21595-D-01

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION UNUSUAL SIGNIFICANT HAZARDS

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT. IN ADDITION TO THE HAZARD RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

CONSTRUCTION

- CONTRACTOR TO ENSURE SITE IS SCANNED FOR EXISTING SERVICES THAT MAY BE ON SITE.
- CONTRACTOR TO ASSESS FOR GROUND CONTAMINATION.
- CONTRACTOR TO ENSURE SUITABLE MEASURES ARE TAKEN DURING ANY EXCAVATIONS/TEMPORARY WORKS.
- A SUITABLE TRAFFIC MANAGEMENT PLAN SHOULD BE IN PLACE FOR DURATION OF WORKS.

NOTE: CURTINS ARE NOT LIABLE FOR ANY OF THE ABOVE.

MAINTENANCE / CLEANING

- WHERE PROPRIETARY PRODUCTS ARE SPECIFIED, THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS SHOULD BE FOLLOWED.
- THE RECOMMENDED INSPECTIONS OF OPERATIONS AND FREQUENCIES ARE TYPICAL ONLY AND SHOULD BE MORE FREQUENT INITIALLY TO ENSURE THAT THERE ARE NO UNFORESEEN ISSUES WITH THE OPERATION AND THE ADJUSTED TO SUIT THE SIRE REQUIREMENTS.

DECOMMISSIONING / DEMOLITION

- N/A

P03	REQUIREMENTS FOR BT CHAMBERS UPDATED	30/7/20	AR	AR
P02	UPDATED TO MCC/CLIENT COMMENTS	22/07/20	RM	RM
Rev:	Description:	Date:	By:	Chkd:

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SUITABLE FOR STAGE APPROVAL

MANCHESTER SCIENCE PARK BASE

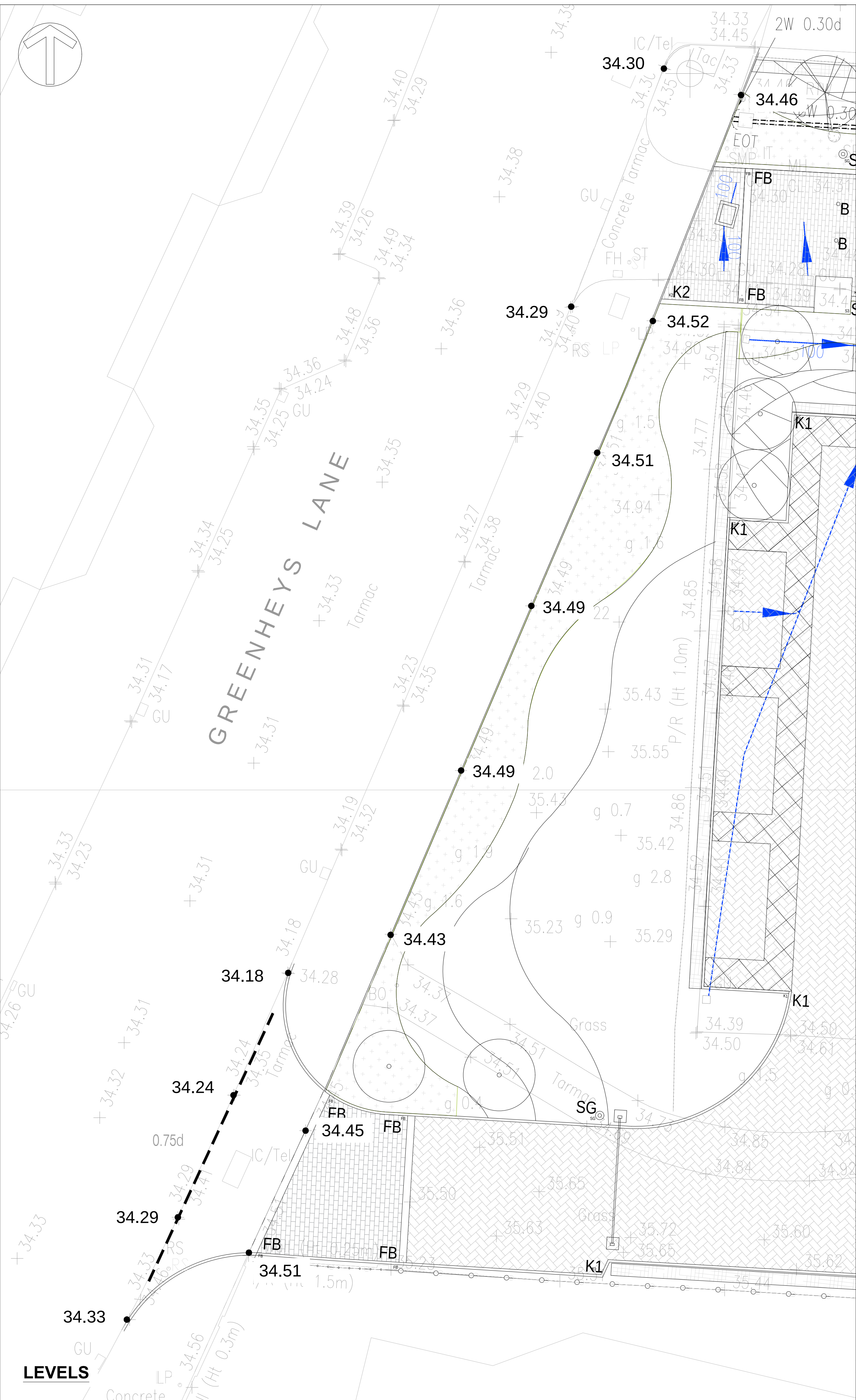
S278 TOPO SURVEY & SITE CLEARANCE

Size:	Date:	Drawn By:	Designed By:	Checked By:
A1	31/01/2020	CUR	AR	RM

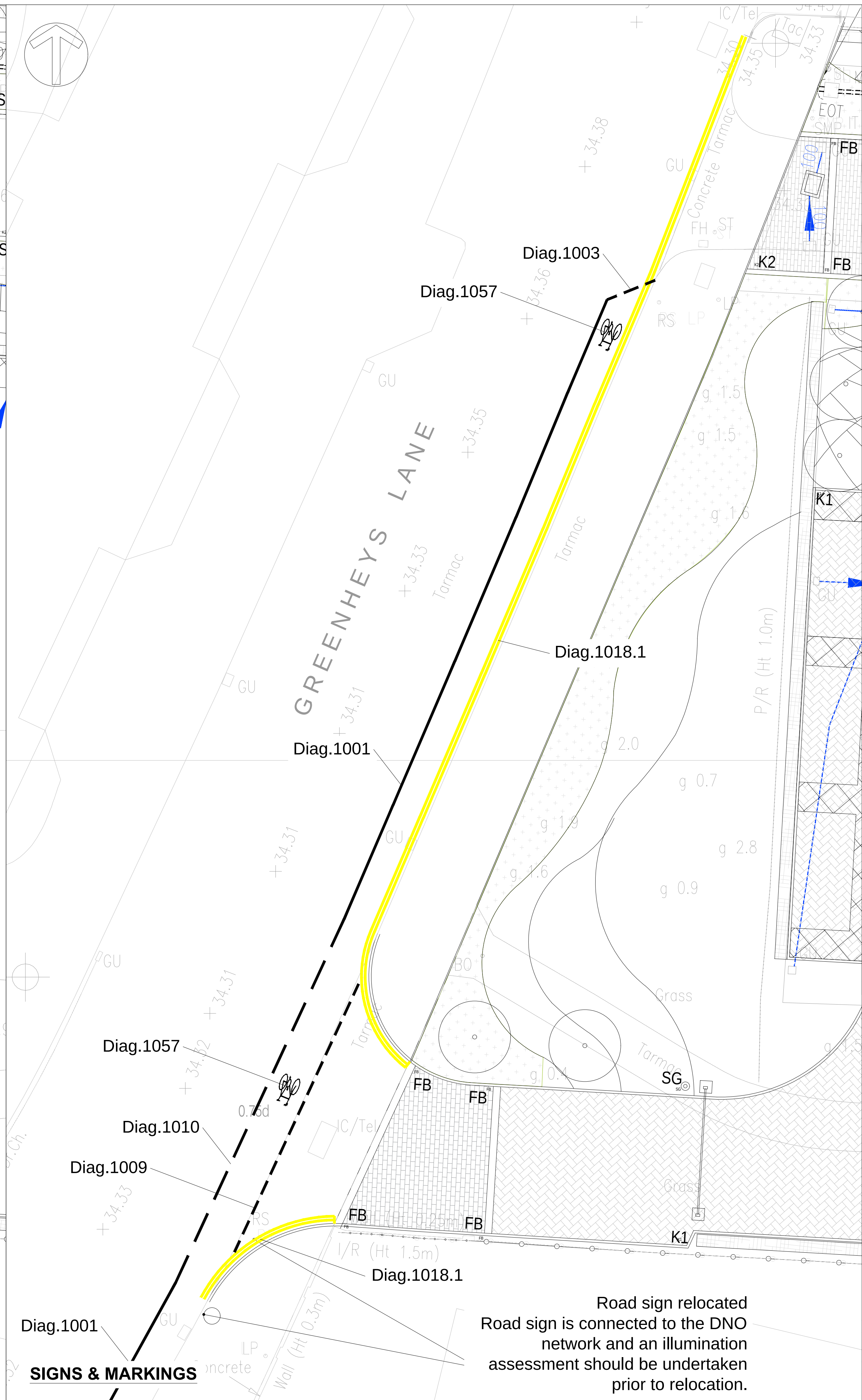
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Project No:	Originator:	Volume:	Level:	Type:	Role:	Category/Number:	Rev:
074844	CUR	XX	XX	DR	D	75001	P03

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074844 - CUR - XX - XX - DR - D - 75002 - P02



GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
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3. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
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5. FOR STREET LIGHTING REFER TO HARTTRON DRG. 21595-D-01

SURFACING KEY (REFER TO MCC STANDARD DETAILS)

 **FULL CARRIAGEWAY CONSTRUCTION***
30mm AC10 CLOSE SURF 40/60
60mm AC20 DENSE BIN 100/150
150mm AC32 DENSE BASE 100/150
210mm TYPE 1 SUB-BASE (TO ACHIEVE 40% CBR)

 **VEHICLE OVERRUN CONSTRUCTION***
20mm AC10 DENSE SURF 40/60
40mm AC14 DENSE BIN 100/150
210mm TYPE 1 SUB-BASE

 **FOOTWAY CONSTRUCTION**
20mm AC10 DENSE SURF 40/60
40mm REGULATING AC14 DENSE BIN 100/150

* BASED ON SUB-GRADE CBR >5%

SAFETY, HEALTH AND
ENVIRONMENTAL INFORMATION
UNUSUAL SIGNIFICANT HAZARDS

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IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

CONSTRUCTION

- 1.CONTRACTOR TO ENSURE SITE IS SCANNED FOR EXISTING SERVICES THAT MAY BE ON SITE.
- 2.CONTRACTOR TO ASSESS FOR GROUND CONTAMINATION.
- 3.CONTRACTOR TO ENSURE SUITABLE MEASURES ARE TAKEN DURING ANY EXCAVATIONS/TEMPORARY WORKS.
- 4 A SUITABLE TRAFFIC MANAGEMENT PLAN SHOULD BE IN PLACE FOR DURATION OF WORKS.

NOTE: CURTIN'S ARE NOT LIABLE FOR ANY OF THE ABOVE.

MAINTENANCE / CLEANING

1. WHERE PROPRIETARY PRODUCTS ARE SPECIFIED, THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS SHOULD BE FOLLOWED.
2. THE RECOMMENDED INSPECTIONS OF OPERATIONS AND FREQUENCIES ARE TYPICAL ONLY AND SHOULD BE MORE FREQUENT INITIALLY TO ENSURE THAT THERE ARE NO UNFORESEEN ISSUES WITH THE OPERATION AND THE ADJUSTED TO SUIT THE SIRE REQUIREMENTS.

DECOMMISSIONING / DEMOLITION

1. N/A

P05	ILLUMINATED SIGN, NOTED ADDED	20/01/21	AR	AR
P04	CYCLEWAY SURFACING REMOVED	21/10/20	AR	AR
P03	UPDATED IN ACCORDANCE WITH RSA2 COMMENTS	25/9/20	AR	HS
P02	UPDATED TO MCC/CLIENT COMMENTS	22/07/20	RM	RM
Rev:	Description:	Date:	By:	Chkd:



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Status:	SUITABLE FOR STAGE APPROVAL
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S4

Project: MANCHESTER SCIENCE PARK
BASE

Drp Title: S278
SURFACING
&
SIGNS & MARKINGS

Size:	Date:	Drawn By:	Designed By:	Checked By:
A1	31/01/2020	CHD	AD	DM

Scale: 1:100			CUR		AR		RM	
Project No:	Originator:	Volume:	Level:	Type:	Role:	Category / Number:		Rev:

074844 - CUR - XX - XX - DR - D - 75003 - P05