

Hammerstone Road Depot, Manchester

Discharge of Planning Condition 24

Curtins Ref: HRD-CUR-00-XX-RE-005

Revision: V01

Issue Date: 25 January 2022

Client Name: Morgan Sindall

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Discharge of Planning Condition 24

Rev	Description	Issued by	Checked	Date
00	Issued for Planning Condition Discharge	ATL	MW	25/01/2022

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1.0 Introduction

1.1 Project Details

- 1.1.1. Curtins was appointed by Morgan Sindall to assist in the discharge of planning conditions for Hammerstone Road Depot, Manchester, M18 8EQ, National Grid Reference 388216E, 396834N.
- 1.1.2. Planning Consent was granted 3rd December 2021 – the Planning Reference is 130127/VO/2021.
- 1.1.3. This report seeks to provided sufficient information in order to discharge Condition 24:

Within 3 months of commencement of development , finalised detailed specifications of the ramped access to the lower car park (including gradients) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme prior to the locomotive shed being first occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

2.0 Scheme Details

2.1 Levels Design

- 2.1.1. The access to the lower level car park is shown on drawing HRD-CUR-XX-00-DR-C-91-611, which is available in Appendix A.
- 2.1.2. The gradient of the slope running from the access road to the car park is 1:29 at the northern end, and the gradient changes to 1:33 once it reaches the lower car park.
- 2.1.3. Building Regulations state that gradients 1:20 steeper are classed as a ramp. As the proposed gradients of the slope are shallower than 1:20, this section is classed as a standard slope, and not a ramp.

Appendix A

Proposed Levels Plan

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