

**PROPOSED COMMERCIAL
DEVELOPMENT**

**THE SHED AT LAND OFF RELIANCE STREET
MANCHESTER. M40 3AG.**

Traffic Management Plan



September 2020

The proposal is to demolish an existing cladded rundown unit and replace with a new two storey brick-built unit which has been approved with the use class B2. The construction of the building is brick/block insulated cavity wall construction, concrete slab at ground level, timber floor at first floor level and a trussed rafter roof construction finished in a concrete roof tile.

The project for the above works will take approximately 20 weeks with the foundations and walls erected within the first 6 weeks.

The slab will take a couple of weeks to complete along with the first floor timber construction.

The roof structure including the tiling and the trusses will take approximately 3 to 4 weeks to complete period and the doors and windows install over the following week.

Internal works can be completed once the building is watertight which including electrical , plumbing and partition walls and stairs.

Days of construction will be limited from Monday to Saturday 8am to 5pm

No deliveries, skips, work vans or materials will be left on the main highway (Reliance Street) throughout the construction process. Space is available to the side of the proposed unit for materials, skips and parking. The crane for the trussed roof will be towards the front of the development so as not to cause any problems along the access road for other businesses.

All deliveries to the site can drive into the construction area and off the access road, drop materials and turn back onto the access road driving out forwards back onto Reliance Street.

The site foreman will control and allocate time slot for deliveries. The supplier should speak to the foreman prior to delivery to see if it can be accepted as soon as it arrives. If not, the drive should wait in a suitable area until drop off is available.

Contractor vehicles will be parked to the side of the proposed building.

As the proposed site is off an access road and not a main highway the impact should be minimal. No traffic diversions should be required.

Concrete delivery will also be given timeslots from the foreman, pumping the concrete onto site form the access road.

The traffic Management Plan will be periodically monitored and reviewed. Any significant changes will be reported to the planning department.

Deliveries will be restricted on the days when domestic and commercial waste collections are to take place, again planned by the site foreman.

The site manager will deal with any complaints arising from local residents or businesses.

As the unit has not yet been sold or let it is difficult to show the frequency and scheduling of any deliveries, but the new tenants will be encouraged to adopt the Just-in-time delivery scheme.

At no point should any cars, delivery vehicles or plant reverse out of the access road onto Reliance Street, all vehicles must drive out forwards.