MANCHESTER CITY COUNCIL

Planning MCC <planning@manchester.gov.uk>

Fwd: OTH - Courtyard Application Ref. 123631/VO/2019

1 message

Emily Booth <e.booth@manchester.gov.uk> 27 August 2019 at 09:09
To: Planning MCC <planning.tst@manchester.gov.uk>

Please upload to app.s 23631 and 123631. This was submitted on 23 August.

Thanks,

Emily Booth
Planner
Planning, Building Control and Licensing,
Growth and Neighbourhoods
I♥MCR

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---------- Forwarded message ---------
From: **Feekins, Laura** <lfeekins@deloitte.co.uk>
Date: Fri, 23 Aug 2019 at 15:34
Subject: OTH - Courtyard Application Ref. 123631/VO/2019
To: e.booth@manchester.gov.uk <e.booth@manchester.gov.uk>, Gerry Reilly <g.reilly@manchester.gov.uk>
Cc: a.mitchell@manchester.gov.uk <a.mitchell@manchester.gov.uk>, Shine, Hannah <hshine@deloitte.co.uk>

Hi Emily, Gerry

Please find attached and below the additional information requested by MCC Highways for the Construction Management Plan, which has been provided by Lend Lease.

Details of contractor parking provision

- There is no contractor parking on-site. Contractors will be directed to nearby Multi-storey / NCP carparks in the surrounding areas, which includes Deansgate, Manchester Central and Arndale. The use of public transport will also be promoted.

- Swept path drawings for the largest vehicle type requiring access into the site. This should ensure that all vehicles access / egress the site in forward gear.

- See attached swept path analysis for vehicles accessing site. A one way access / egress system will be established for site traffic.

- Confirmation required that vehicles will be scheduled daily to avoid stacking onto the adopted highway, prior to entering the site.

- All vehicle deliveries will be scheduled on an online portal. Strict delivery slots will be assigned to vehicles to avoid stacking onto the adopted highway.

- The applicant should confirm swept paths for construction vehicles to ensure that kerb upstands and footways on surrounding roads are not damaged as part of the proposed construction. This should include a dilapidation survey (including photographs) of carriageway / footway on construction vehicle routes surrounding the site.

- The vehicle tracking indicated on the swept path analysis provided confirms that kerbs and upstands will not be impacted by vehicle movements. Photographs of the existing site condition are attached.

With regard to the existing condition of the kerb upstands and footways, a dilapidation survey has not been undertaken but photographs are attached.

We would be grateful for confirmation from MCC Highways if this is sufficient to address the condition requirement.

If it is not, then we would propose that this requirement forms part of a separate condition worded as follows:

A dilapidation survey (including photographs) of carriageway / footway on construction vehicle routes surrounding the site should be completed prior to the commencement of any works requiring construction vehicles to access the site. The survey should be submitted to and approved in writing by the local planning authority within 3 months of the work commencing.

Please could you let Hannah and I know if the attached is sufficient to avoid the pre-commencement of development condition in respect of the Construction Management.

Kind regards

Laura

Laura Feekins

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2 attachments

OTH-RAM-XX-XX-SKE-N-0018-P03.pdf
868K

Kerb and Footway Photographs.pdf
1285K