From: <katie@maybern.co.uk>
Date: Tue, 4 Jun 2019 at 12:08
Subject: RE: App. CDN/19/0251 - Condition 3 (Construction Management Plan)
To: Emily Booth <e.booth@manchester.gov.uk>, Amy Friel <amy.friel@manchester.gov.uk>, Steve Upton <s.upton@manchester.gov.uk>
Cc: Paul Henderson <paul.henderson@manchester.gov.uk>, Paul Hilton <Paul.Hilton@conlonconstruct.co.uk>

Hi Emily

Have you reviewed the CMP and considered the comments from Highways, have you any thoughts as the case officer?

In terms of the comments from Steve/Amy, I have discussed the comments from Highways with the contractor (Conlon – Paul Hilton, who prepared the CMP). The controls in the CMP are clear in how the team intend to prevent Windmill St becoming congested by way of operating selected time slots with a 1 hour call up before delivery is accepted. You will be aware that preparatory works have been ongoing at the site and to date this has worked well with delivery vehicles being met at the forecourt gates and escorted immediately to the compound area. To date no delivery vehicles have sat on the highway causing congestion. The CMP already explains how this will be managed as follows.
"Site working hours are 08.00 – 17.00 Monday to Friday and 08.30 – 14.30 on Saturday. All deliveries will be between 08.00 & 17.00 Monday to Friday and Weekends by agreement. The designated delivery route to site is via A5103 onto Lower Mosley St, then bearing left onto Windmill Street. The site will not accommodate articulated vehicles.
All deliveries will be required to contact the site by telephone on the day before the delivery to confirm the delivery timeslot. On the day of the delivery the driver will be required to contact the Site Manager 1 hour before he is expected on site to ensure the delivery can be accepted.
On approaching the lay-by area on Windmill Street, the delivery driver will meet banksman to escort the vehicle across the forecourt to the vehicle holding area for unloading. The holding area gates will be closed during unloading.
UNDER NO CIRCUMSTANCES MUST A DELIVERY VEHICLE TRAFFIC THE FORECOURT WITHOUT BANKSMAN AT ANY TIME
Once the vehicle has been unloaded the banksman will escort the vehicle back to the lay-by on Windmill Street and the vehicle can then leave the site via Windmill Street onto the A34 and then to Trinity Way."

The only additional information that can be added is that on commencement of the stone operation deliveries will be few, possibly 1 delivery per week. All other items delivered to site are via the Manchester Central service yard at the rear.

I also note the comments regarding the hoarding and the road closures, which Conlon is now aware of and dealing with. However, these matters are not directly of relevance to the discharge of condition 3. This application has been with the Council for 10 weeks and I can see no reason why the application cannot be determined.

Regards
Katie

From: Emily Booth <e.booth@manchester.gov.uk>
Sent: 30 May 2019 11:50
To: Katie Delaney <katie@maybern.co.uk>; Amy Friel <amy.friel@manchester.gov.uk>; Steve Upton <s.upton@manchester.gov.uk>
Subject: Re: App. CDN/19/0251 - Condition 3 (Construction Management Plan)

Good Morning Katie,

I now have comments from Highway Services as follows:

Comments in the plan are quite generalised with regards to access to the site. I take it that all vehicular access will be via the existing ingress/egress to Manchester Central Forecourt? We would usually expect a traffic/pedestrian management plan detailing vehicle movements.

Due to the works taking place off highway, our only concern would be the timing of any site deliveries not being managed correctly. What we don't want is Windmill Street becoming congested, resulting in traffic using Lower Mosley Street becoming trapped at the junction of Windmill Street (Metrolink conflict).

As an aside we were under the impression that all site hoarding was off highway, I've been informed that this is not the case and that there is currently hoarding on the adopted highway. If this is the case then a hoarding permit should have been submitted. Please not that Mount Street will be closed between Windmill Street and Peter Street from the 17th of June for four weeks (Vital Energy works). This will then be followed by a junction closure of Peter Street/Mount Street (further four weeks), hopefully this will not impact on vehicular movements for the project. Please include traffic/pedestrian management plans if relevant.

Please arrange for the Construction Management Plan to be amended to address these comments.

Kind Regards,

Emily Booth
Planner
Planning, Building Control and Licensing,
Growth and Neighbourhoods
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Location address: Town Hall Extension, Level 6.

On Wed, 29 May 2019 at 07:50, Emily Booth <e.booth@manchester.gov.uk> wrote:
Hi Katie,

The relevant Highways Officers are Amy Friel and Steve Upton.

Kind Regards,

Emily Booth
Planner
Planning, Building Control and Licensing,
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On Wed, 22 May 2019 at 16:16, <katie@maybern.co.uk> wrote:
Hi Emily

Thank you for your email. Please can you provide the details for the relevant Highways contact so that I can chase their response?

Thanks
Katie

From: Emily Booth <e.booth@manchester.gov.uk>
Sent: 22 May 2019 08:25
To: Katie Delaney <katie@maybern.co.uk>
Subject: App. CDN/19/0251 - Condition 3 (Construction Management Plan)

Hi Katie,

Just to update you on the above, I am sill waiting for comments from our Highway Services and can't determine the application until I receive these comments.

Kind Regards,

Emily Booth

Planner
Planning, Building Control and Licensing,
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