MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

Telephone:
laura.wareing@manchester.gov.uk

Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Holly Wright
From	Laura Wareing
Date	5 June 2025
Subject	**CDN/25/0475** **Discharge of condition numbers: 4 (Construction management plan), 5 (Statement demonstrating that existing Gas Protection is not affected), 8 (Ball mitigation), 9 (Contractors Compound) from planning approval reference 142224/FO/2025**

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT:

In terms of Highways Condition 4 (Construction Management Plan) and Condition 9 (Contractors Compound) are applicable.

HIGHWAY RESPONSE:

In regard to Condition 4 (CMP) a Construction Management Plan and Traffic Management Plan has been submitted.

The CMP provides an indicative project duration of around 6-7 months.

The CMP confirms that the primary access point for construction vehicles will be from the existing access from The Boulevard via Princess Road. The Traffic Management Plan (TMP) confirms that no deliveries will take place before 09:30 or after 15:00 Monday - Friday.

The existing access is currently controlled by reception/staff fob and during the hours between 09:30 - 15:00 it will be controlled by the contractor. All deliveries will be managed and all vehicles accessing the site must call the management team 30-minutes before arrival.

Deliveries will access the site, unload within the contractor area and the banksman will control all gate and vehicle movements to manage and mitigate conflicts with pedestrians.

Swept path analysis has been undertaken on the TMP to confirm that vehicles can access, manoeuvre and egress.

Car parking will be in place within the site boundary for contractor parking. It is noted that the proposed welfare area will be situated on an existing parking area. Therefore, more information is requested on:

- Who currently used the car park (staff, visitors and parents/guardians?)
- How well used is the car park?
- How will parking on-site be managed?

If the car park it well used, then Highways would have concerns with parking being off-set on the local highway network and exacerbating on-street parking issues.

A post-construction dilapidation survey should be undertaken and shared. A post-construction dilapidation survey will also be required.

MCCs Highways and Network Management Team have reviewed the submitted documents and state that they are satisfied with the CMP.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Dust management will be in place.

The information is currently insufficient to allow us to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 9 (Contractors Compound) details of the works/contractor's compound has been provided. The information is sufficient to allow us to recommend the discharge of the condition from a Highways perspective.

Highways Reference: 17144/FO/2025