



Memorandum

To Angela Leckie

From Leanne Chapman

Date 8 May 2025

Subject **CDN/25/0365**

Discharge of Conditions 4 (Noise) and 5 (CMP) of 140447/FO/2024.

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

CONTEXT:

Application to Discharge of Conditions 4 (Noise) and 5 (CMP) of 140447/FO/2024 at Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD.

In regard to Highways Condition 5 (CMP) is applicable.

5) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with the Metrolink which for the avoidance of doubt should include the following details; Dust suppression measures including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; Compound locations where relevant; Sheeting of construction vehicles. The routing of construction traffic; Vehicular activity associated with the construction including appropriate swept-path assessment; Details of the location and arrangements for contractor parking; The identification of the vehicular access points into the site; Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works; Development shall be carried out in accordance with the approved construction management plan. Reason - To safeguard the amenities of nearby residents and highway safety and to safeguard Metrolink infrastructure pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

HIGHWAY RESPONSE:

Condition 5)

Insufficient information has been provided in order to fully assess the application. It is therefore recommended that the condition is not yet discharged until the following information is submitted:

The applicant should be advised to make contact with the council's Highway Network Management teams by email -highwaylicences@manchester.gov.uk

highwaynetworkmanagement@manchester.gov.uk to discuss the following:

- Pedestrian and traffic management plans are required:

- *What will be the effect on vehicular and pedestrian movement?

- *Are there any temporary road/footway closures or diversions, including Section 50, required to facilitate the development?

- *Are works to the back of kerb or right on the kerb edge?

- *Any requirements for licensing, hoarding / scaffolding, skips.

- Are new utility connections, i.e new electricity supply, required? if so, where will these be coming from?

- Any suspension of on-street parking bays will discussion and authorisation via MCC Parking Services via Contact Manchester (Tel. 0161 234 5004).

Highways Reference: 17006/FO/2025