



Memorandum

To David Lawless

From Rebecca Hesketh

Date 28 August 2024

Subject **CDN/24/0754**

Discharge of conditions 3 (materials), 4 (SBD), 8 (noise), 11,(EV), 14 (bio diversity enhancement), 16 (ground conditions), 17 (drainage), 18 (environmental standards) and 19 (CMP) attached to planning permission referenced 139487/JO/2024

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

CDN/24/0754

Discharge of conditions 3 (materials), 4 (SBD), 8 (noise), 11,(EV), 14 (bio diversity enhancement), 16 (ground conditions), 17 (drainage), 18 (environmental standards) and 19 (CMP) attached to planning permission referenced 139487/JO/2024 at 123 Barlow Moor Road, Didsbury West, M20 2TS.

Highways have reviewed and provide comments in relation to relevant Conditions 11 (EV) and 19 (CMP).

HIGHWAYS RESPONSE

CONDITION 11 - EV

The proposed EV charging provision, location and specification is considered acceptable by Highways. Highways recommend that Condition 11 can be discharged.

CONDITION 19 - CONSTRUCTION MANAGEMENT PLAN

A Construction Method Statement has been submitted.

Highways Network Management have raised concerns in relation to deliveries being backed in-to site due to the potential significant disruption this could cause being so close to the Palatine Road signalised junction. Measures to accommodate delivery vehicle

access/egress in forward gear (with internal turning area) should be investigated with supporting swept-path assessment.

It appears that construction access will be provided via the existing site access but any amendments or new points of access will need to be detailed and agreed as part of a Section 50 Application. Highways also request that the CMP incorporates a dilapidation survey. The survey should include photographs and commentary on the condition of carriageway / footway at the site frontage.

Highways request that the submitted Construction Method Statement is updated to ensure that any delivery vehicles must not wait on Barlow Moor Road. The document should also include measures to encourage the use of public transport and cycling as stipulated under Condition 19.

No detail has been provided in relation to any traffic/pedestrian management requirements which may arise due to hoarding impacting the footway or utility/service connection works. Further details are requested.

The applicant is reminded that any requirements for licensing, hoarding, scaffolding, skips, Section 50 and temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Highways Management teams via e-mail: highwaylicences@manchester.gov.uk.

At this stage, Highways recommend that Condition 19 is not yet discharged.

Highways Reference: 16097/FO/2024