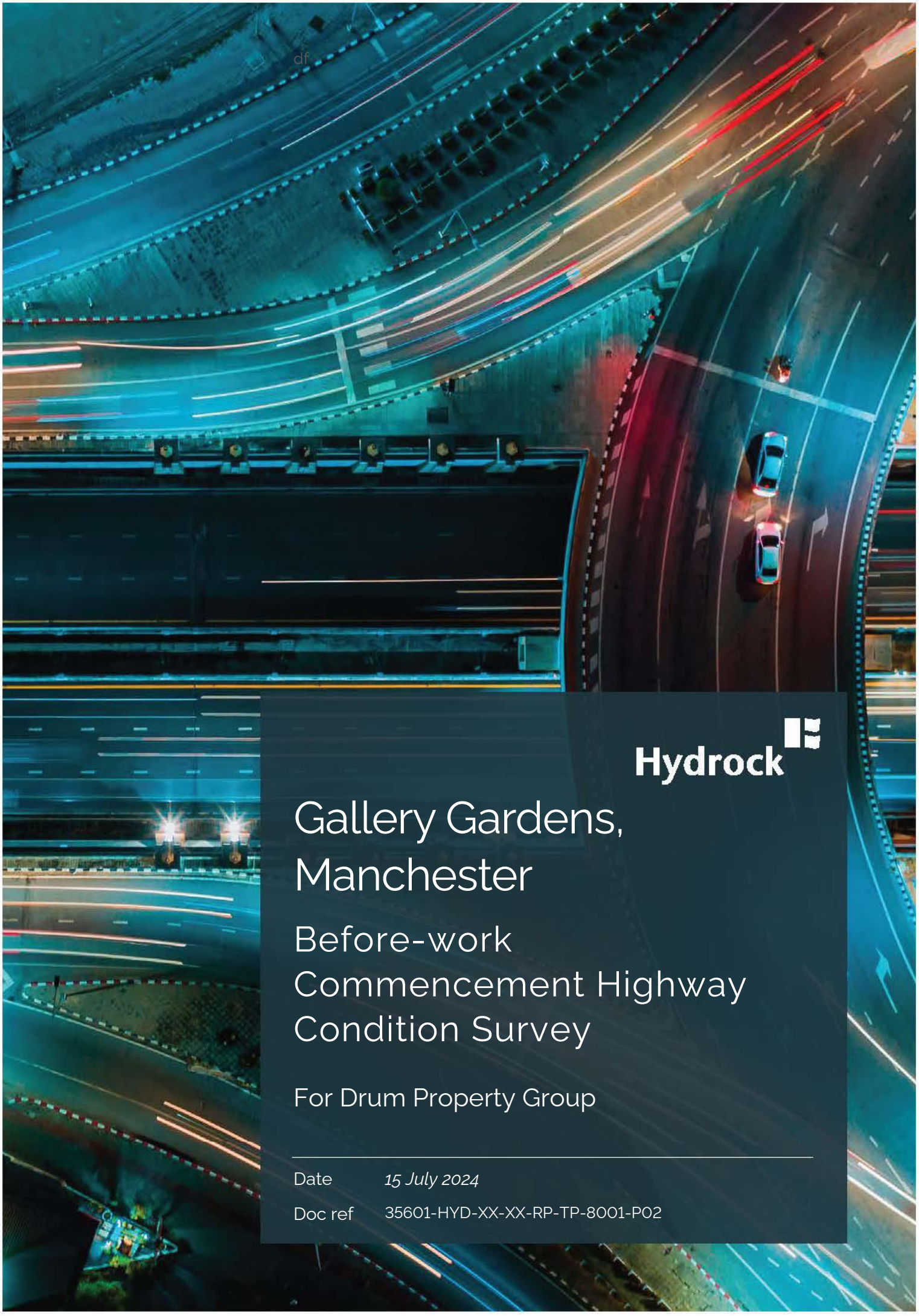
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Hydrock

Gallery Gardens, Manchester

Before-work Commencement Highway Condition Survey

For Drum Property Group

Date	*15 July 2024*
Doc ref	35601-HYD-XX-XX-RP-TP-8001-P02

Document control sheet

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Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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1. Introduction

1.1 General

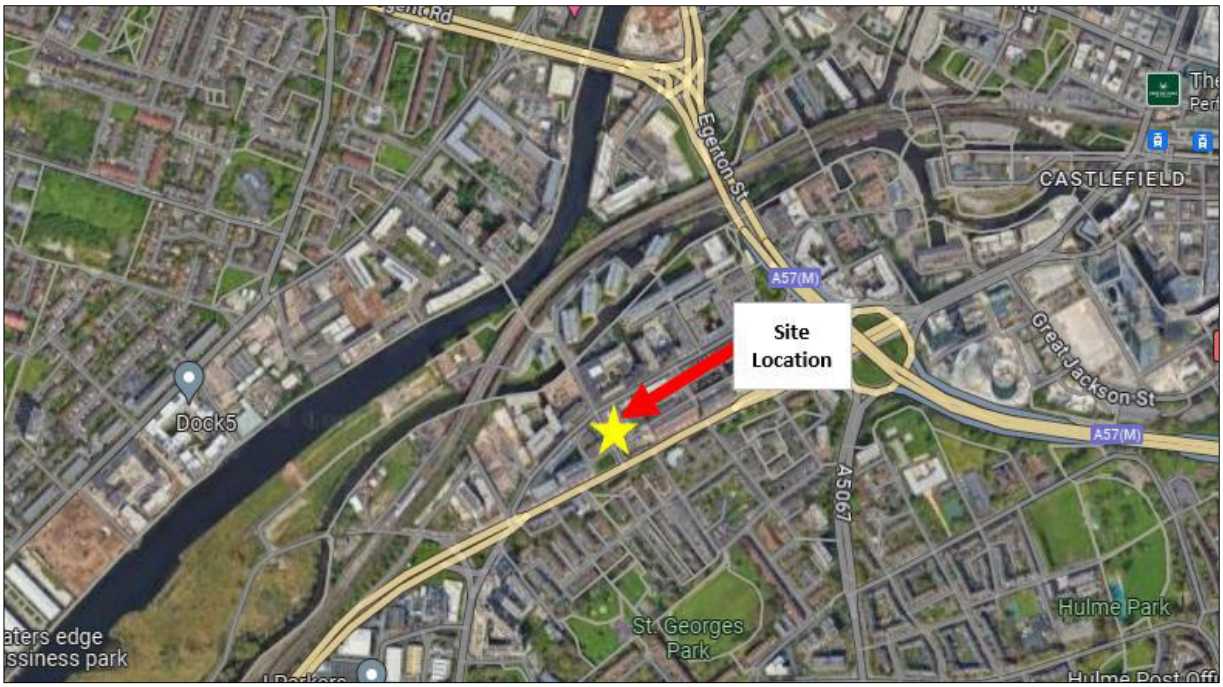
1.1.1 Hydrock has prepared this Technical Note [TN] on behalf of the client, Drum Property Group, to discharge a pre-commencement condition for the Gallery Gardens (former DeTrafford site) at Ellesmere Street, Manchester, M15 4JX.

1.1.2 The proposals secured under planning permission 124302/FO/2019 are for:

> *The demolition of the existing building on site and the erection of a residential-led mixed use development within two build blocks ranging from 8 to 18 storeys in height. The development consists of 366 residential units (C3); 217 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements and other associated works.*

1.1.3 **Figure 1.1** shows the site location.

Figure 1:1: Site Location in its Local Context



1.1.4 The development site is located in the south west of Manchester City Centre in to the area designated as Castlefield.

1.1.5 The site is bounded by Ellesmere Street to the north, an industrial building and car park off Bentinck Street to the east, A56 Chester Road to the south, and Hulme Hall Road to the west.

1.1.6 The site was granted full planning consent (with conditions) (application reference: 124302/FO/2019. Condition 9 of the approval states the following:

> *Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority. When all construction/fit-out works are complete, the same carriageways/footways shall be resurveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.*
>
> *Reason – To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.*

1.2 Pre-commencement Survey

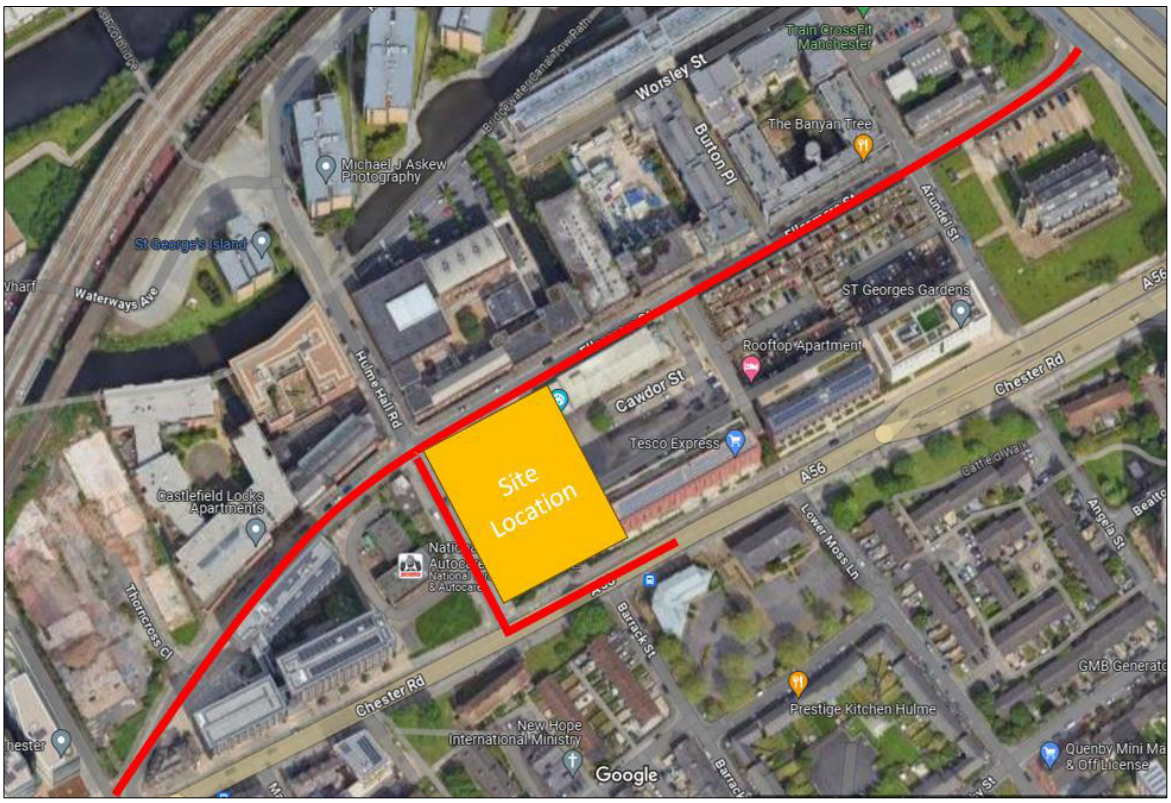
1.2.1 To discharge condition 9, this TN is produced to document the highway condition issues observed before the commencement of the works.

1.2.2 The report contains photographs from an initial dilapidation site survey, undertaken on Thursday 11th June 2024 by Hydrock. Weather conditions were wet whilst the site survey was being undertaken.

1.2.3 While key survey photos are presented throughout this report all site photos are included in **Appendix A** for reference.

1.2.4 The survey area is shown below in **Figure 1.2**.

Figure 1:2: Survey Area



1.2.5 Prior to the survey taking place the survey scope was agreed with Manchester City Council's highways team. This correspondence is included in **Appendix B** for reference.

2. Highway Observations

2.1 Ellesmere Street

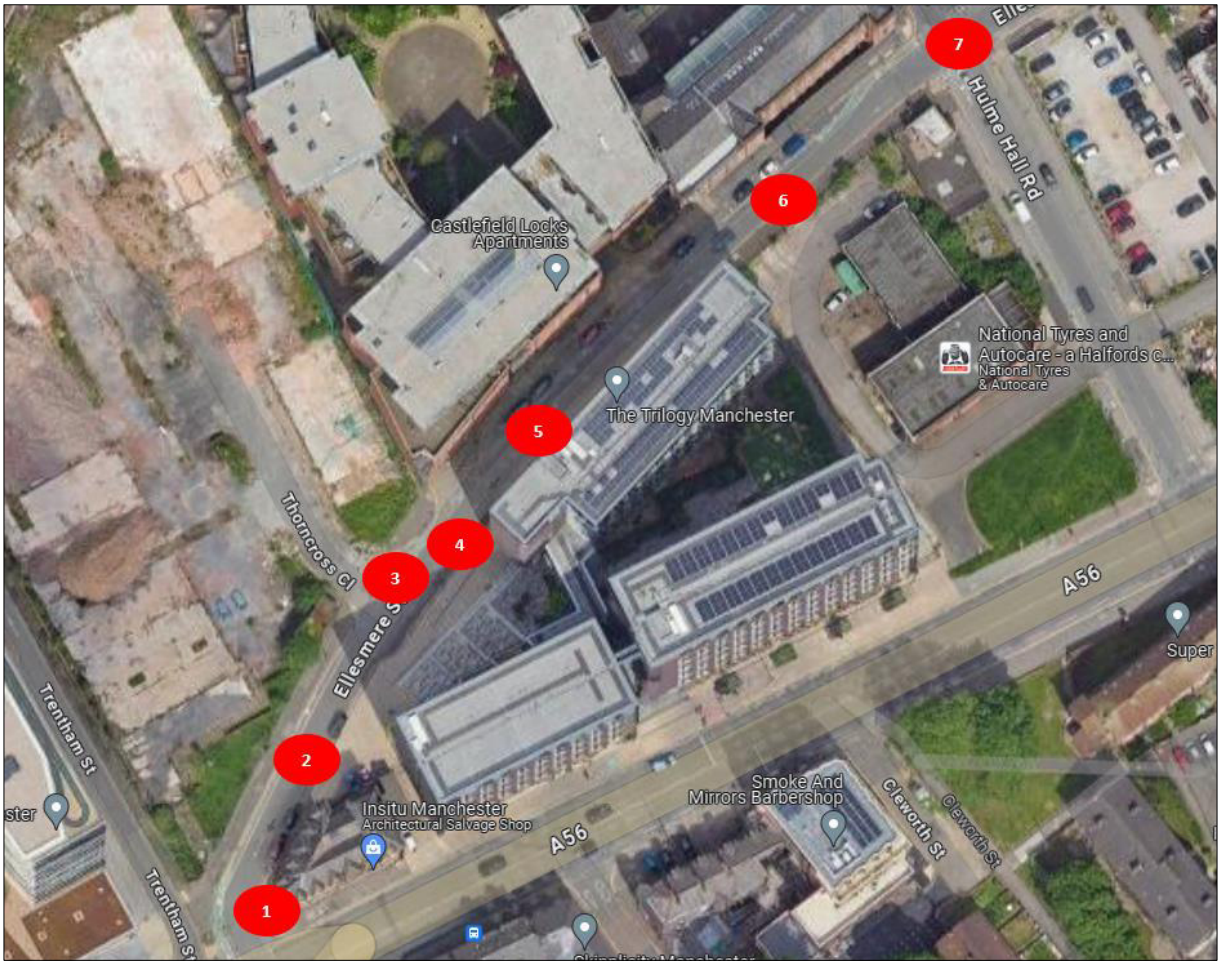
2.1.1 From Ellesmere Street junction with Hulme Hall Road the road runs one way in a south-west direction.

2.1.2 Towards Ellesmere Street's junction with A56 Chester Road the carriageway appears to have been recently resurfaced.

2.1.3 East of the Ellesmere Street/Hulme Hall Road junction the road allows two-way traffic flow.

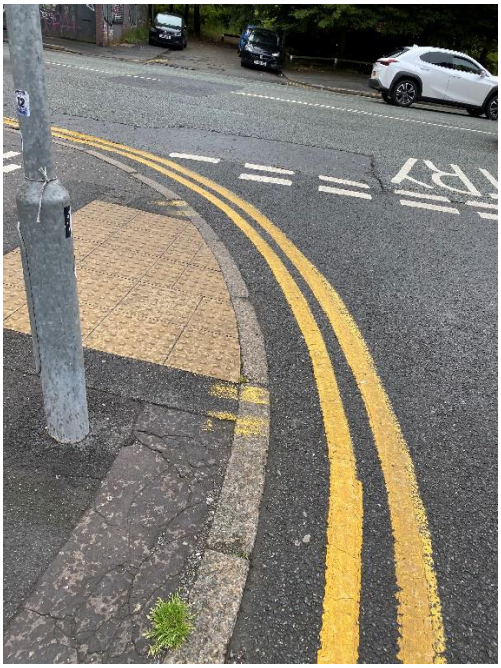
2.1.4 Issues were observed and these are summarised in **Figure 2.1** and **Figure 2.2** below.

Figure 2:1:: Section 1 Ellesmere Street



Site 1

Evidence of footway cracking.



Site 2

Evidence of carriageway surface erosion



Site 3

Wearing of cycle lane road marking.



Site 4

Minor potholes



Site 4

Minor potholes



Site 5

Minor potholes



Site 5

Minor potholes



Site 6

Lack of surface dressing.

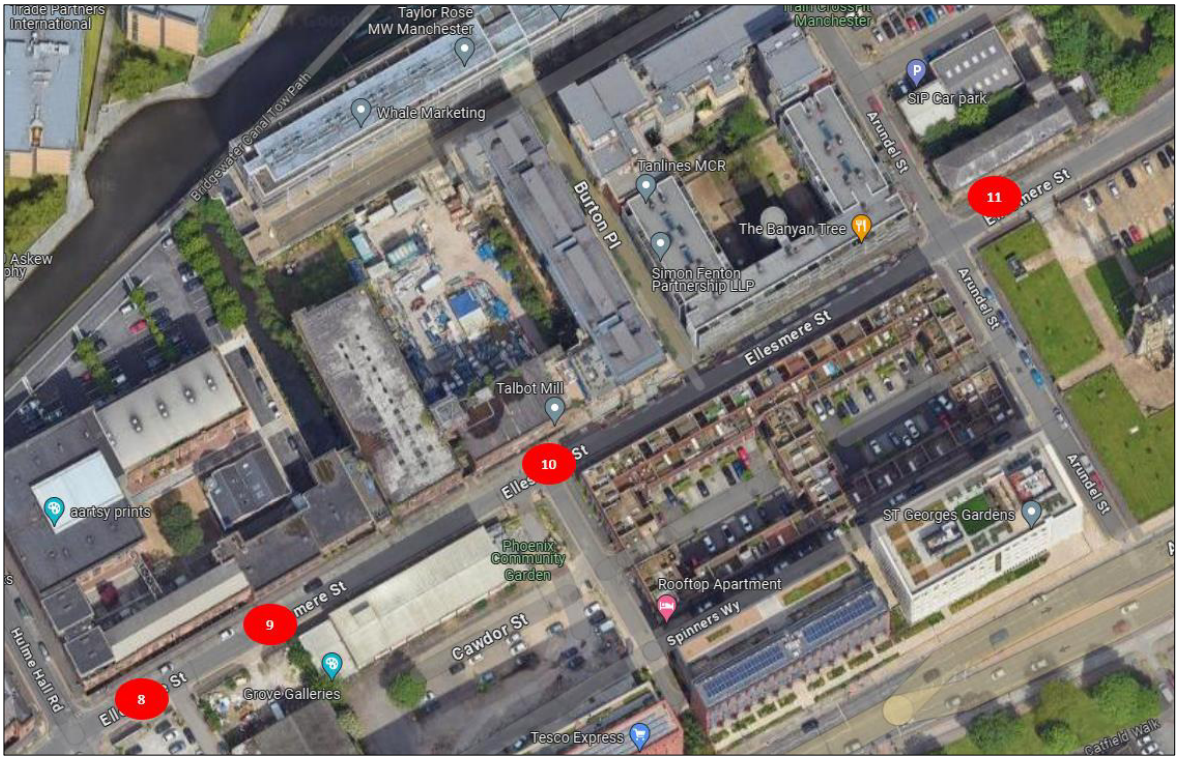


Site 7

Preliminary signs of carriageway construction failure.



Figure 2:2:: Section 2 Ellesmere Street



Site 8

Minor signs of water pooling.



Site 9

Minor signs of water pooling.



Site 9

Minor signs of water pooling.



Site 9

Poor carriageway surface covering.



Site 9

Signs of carriageway cracking / minor potholes



Site 9

Signs of carriageway cracking / minor potholes



Site 10

Signs of minor potholes



Site 11

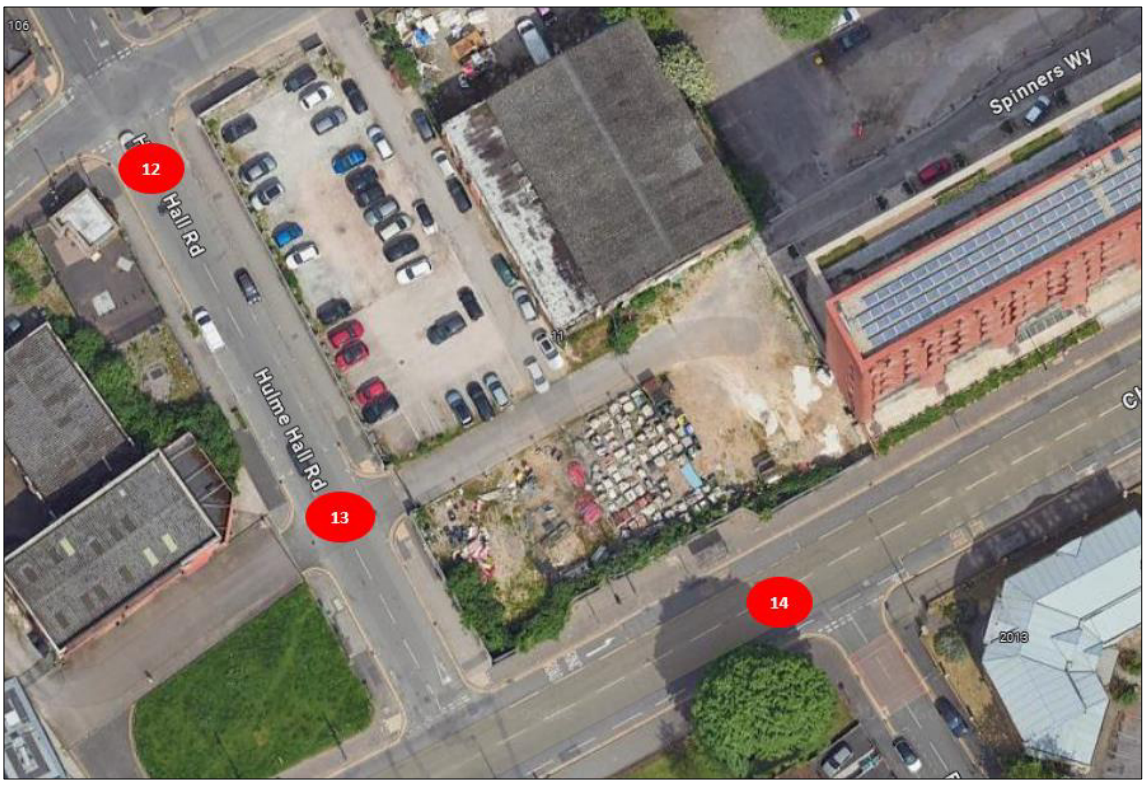
Signs of minor potholes



2.2 Hulme Hall Road

2.2.1 Minor issues were observed and these are summarised in **Figure 2.3** below.

Figure 2:3:: Section 2 Ellesmere Street



Site 12

Signs of minor potholes



Site 13

Signs of minor potholes



Site 14

Signs of carriageway surface cracking



3. Conclusions

3.1.1 The current issues highlighted in this report are not considered unusual considering the existing uses and level of traffic in the area.

3.1.2 From Hydrock's onsite observations, adjacent the site access, carries frequent traffic movements, including a HGVs.

3.1.3 This note has compiled the photographic evidence collected on the day of the survey and offered objective observations of the existing highway surface conditions.

3.1.4 On that basis, it is Hydrock's view that condition 9 of the planning consent should be discharged.

Appendix A On Site Photographs






















starfish














YY03 UNV




PAY & DISPLAY


























CAPITAL CENTRE




NO PARKING


CAPITAL CENTRE






ENTRANCE
CAPITAL








CENTRIC


Single file traffic
WHEN RED LIGHT SHOWS WAIT HERE

End

TANLINES
POST... WE'RE STILL OPEN






























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CITY GARDENS
PHASE 3 — 199 RESIDENCES
200
yards















GIVE WAY

Appendix B Scoping Correspondence with MCC

Sam Denby

From: Highway Licences <highwaylicences@manchester.gov.uk>
Sent: 09 July 2024 13:47
To: Sam Denby
Subject: Re: [Hydrock: 35601-TMBI] Gallery Gardens - Discharge of Planning Condition Application number: 124302/FO/2019

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Scanned by Gekko

CAUTION: This email originated from outside of Hydrock. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sam

the area is acceptable to Highways . regards Steve

From: Sam Denby <SamDenby@hydrock.com>
Sent: 08 July 2024 12:37
To: Highway Network Management <highwaynetworkmanagement@manchester.gov.uk>; Highway Licences <highwaylicences@manchester.gov.uk>
Subject: RE: [Hydrock: 35601-TMBI] Gallery Gardens - Discharge of Planning Condition Application number: 124302/FO/2019

Hi,

Sorry to chase but can you confirm if the below is acceptable?

Many thanks

Kind regards

Sam Denby BA (Hons) MSc CMILT
Director | Transportation

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Email: SamDenby@hydrock.com
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Winner of Building Awards: Engineering Consultant of the Year 2023

From: Sam Denby
Sent: 04 July 2024 12:43
To: highwaynetworkmanagement@manchester.gov.uk; highwaylicences@manchester.gov.uk
Subject: [Hydrock: 35601-TMBI] Gallery Gardens - Discharge of Planning Condition Application number: