



Memorandum

To Lucy Harrison

From Leanne Chapman

Date 13 July 2021

Subject **CDN/21/0461**

Discharge of conditions 3 (Local Benefit Proposal), 7 (CMP), 8 (Ecology Lighting Scheme), 11 (Materials Programme), 12 (Landscape) and 13 (Acoustics) attached to planning permission 113617/FO/2016

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

CONTEXT:-

The proposal is for Discharge of conditions 3 (Local Benefit Proposal), 7 (CMP), 8 (Ecology Lighting Scheme), 11 (Materials Programme), 12 (Landscape) and 13 (Acoustics) attached to planning permission 113617/FO/2016 at Blantyre Street, Manchester, M15 4JT

With regard to highways the following condition is applicable:

7) 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, which for the avoidance of doubt should include;

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Mitigation against risk of accidental spillages into watercourses; and
- *Communication strategy with residents and local businesses, which shall include details of how there will be engagement, consultation and notification with/of them 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, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) Before development commences a lighting scheme, providing a plan and details of any lighting to be used during construction and showing that any lighting shall be directed away from the Bridgewater Canal, shall be submitted to and approved in writing by the City Council as local planning authority. The construction of the development shall be carried out in accordance with the approved lighting scheme. Reason - In order to minimise the impact of lighting on the feeding and commuting behaviour of bats (which have been recorded foraging and commuting along the Bridgewater Canal), pursuant to policies SP1 and DM1 of the Core Strategy and as bats are a protected species under the Wildlife and Countryside Act 1981.

12) Prior to the commencement of development a programme for the submission of final details of the landscape, and private and public realm works shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (a) The proposed hard landscape materials, including the materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building;
- (b) Any external lighting (which shall include a plan and details showing that any lighting shall be directed away from the Bridgewater Canal);
- (c) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;
- (d) A soft landscape scheme, which shall include details of the proposed plant and tree species, including proposed size, species and planting specification including tree pits and design;
- (e) A landscape maintenance schedule;
- (e) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, Reason - To ensure that satisfactory landscape, private and public realm works for the development are carried out that respect the character and visual amenities of the area and minimise the impact of lighting on the feeding and commuting behaviour of bats (which have been recorded foraging and commuting along the Bridgewater Canal), pursuant to policies SP1, DM1, CC9, CC10, EN1, EN3, EN9 EN14 and EN15 of the Core Strategy, saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester and because bats are a protected species under the Wildlife and Countryside Act 1981.

HIGHWAY RESPONSE: -

7) The submitted Construction Management Plan is acceptable in principle. Subject to the Applicant continuing ongoing discussions with the MCC Highways Applications and Network Resilience team regarding any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, this condition can be discharged.

As part of the licensing and approvals process the routing of construction traffic and site access arrangements will be determined. Contact MCC Highways Applications and Network Resilience team via Email -highwaylicenses@manchester.gov.uk

The contractor should be informed that any temporary road/footway closures, for the crane lifts when installing the roof, will need to be assessed with regard to resident and emergency access and include full consultation with residents on Slate Wharf.

Can the contractor confirm that road cleaning plant will be in operation outside of the gate to ensure no materials are left on the public highway. Part 10 of the CMP states "Road cleaning plant will also be in operation outside of the gate to ensure any materials are left on the public highway."

8) The information provided is sufficient to allow us to recommend the discharge of this condition from a Highways perspective.

12) The information provided is insufficient, therefore we are unable to recommend the discharge of this condition from a Highways perspective.

Highways Reference: 12067/FO/2021