Condition 33

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MCC Approved S278 Highways Works

Application Number:	135383/JO/2022 (subsequently amended by 137765/NMC/2023)
Proposal:	Variation of planning condition 2, 10 and 9 attached to planning permission referenced 125990/FO/2020 to make elevational alterations including alterations to window details, boundary treatment and street trees.
Location:	Land Off Oldham Road (A62), Holyoak Street And Droylsden Road, Manchester
Date of application:	3 November 2022
Condition:	**33 – MCC Approved S278 Highways Works**
Document No.	**T8130OT0013P1**

Condition 33:

"Prior to the first use of each phase of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm and associated phasing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

- Footway improvement and carriageway improvements to Newton Street, Holyoak Street and Dulverton Street including provision of dropped kerbs for driveways, provision of tactile paving and widening works;
- Widening of the southern half of Dulverton Street along its eastern kerb line to increase the carriageway and footway width;
- Dropped crossing, vehicular access and pedestrian tactile pacing at both Dulverton Street access and at the junction with Old Church Street;
- Traffic Regulation Orders to Newton Street, Holyoak Street and Dulverton Street including no waiting restrictions and restrictions of the right turn onto Oldham Road from Newton Street and Dulverton Street;
- Provision of 'Keep Clear' carriageway markings on junction of Droylsden Road and Holyoak Street.

Each phase of the approved scheme shall be implemented and be in place prior to the first occupation of the relevant phase of development hereby approved and thereafter retained and maintained in situ for as long as the relevant phase of development remains in use."

Description of Evidence

Please refer to the attached drawing '074031- CUR-00-XX-DR-C-95_101 Section 278_38 Legal GA P01' which provides a scheme of highway works and details of footpaths reinstatement/public realm associated with the current phase of development, Phase 1. This includes:

- Footway improvement and carriageway improvements to Newton Street and Holyoak Street, provision of dropped kerbs for driveways, provision of tactile paving and widening works;
- Provision of 'Keep Clear' carriageway markings on junction of Droylsden Road and Holyoak Street.
- Traffic Regulation Orders to Newton Street and Holyoak Street including no waiting restrictions and restrictions of the right turn onto Oldham Road from Newton Street and Dulverton Street.

This is evidence is submitted towards the discharge of Condition 33.

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Revision	Date	Initials	Details	Checked / date
P1	06/10/23	JTU	Issued for Discharge of Condition 33	ADV / 06/10/23

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