

Fw: 134775- Land off Louisa Street

Sue Wills <sue.wills@manchester.gov.uk>

Fri 23/12/2022 13:36

To: Kelly Paddick <Kelly@euankellie.co.uk>

Dear Kelly ,

as Ellie is the agent, the pre-comms condition relating to the submission of a Construction Management Plan will have gone to Ellie's email address , so I have included the wording below for information.

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;

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o 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;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN9, EN16, EN19 and DM1 of the Manchester Core Strategy (2012).

Kind regards

Sue Wills
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Development Management Areas
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From: Sue Wills <sue.wills@manchester.gov.uk>

Sent: 23 December 2022 13:30

To: Kelly Paddick <Kelly@euankellie.co.uk>

Subject: 134775- Land off Louisa Street

Dear Kelly,

Comments in relation to the above development have been received from Highway Services which are set out below for your information.

As one of the requested conditions includes a pre-commencement element a formal request has been sent under separate cover. In addition although not a pre-commencement condition, a draft of the off site highways condition is also included at the end of the email for information

The site is considered to be reasonably accessible by sustainable modes and is in close proximity to a number of local bus services. With regard to the traffic impact of the number of trips on the adjacent highway network they await comments from TfGM.

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Licensing - Permission to work on the highways - section 278
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Licensing

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Prior to above ground works, full detailed designs (including specifications) of any necessary off site highways works to mitigate the impact of the development (including any necessary traffic calming measures, any new or upgrade works to existing junctions and pedestrian crossings, any additional TRO's, footpath resurfacing, the closure of any redundant crossings and the creation of new vehicle cross overs and pedestrian routes), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the proposed accommodation first being brought into use.

Reason - In the interests of highway safety due to the increased traffic flow generated from the development, pursuant to policy T1 of the Manchester Core Strategy (2012).

Kind regards,

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