

RENSHAW HOUSE, HYDE GROVE, MANCHESTER (M13 9LQ)

PLANNING REFERENCE: 140060/FO/2024

CONDITION 3 – CONSTRUCTION TRAFFIC MANAGEMENT PLAN & PEDESTRIAN MANAGEMENT PLAN (ADDENDUM)

1. Introduction

This addendum has been prepared to support the discharge of Condition 3 and provides a clear summary of the proposed construction traffic management and pedestrian management arrangements for the development at Renshaw House, Hyde Grove, Manchester.

This document should be read in conjunction with the following drawings:

- AD(0)001 – Site Logistics Plan
- AD(0)002 – Refuse Management Plan
- AD(0)003 – Service Strategy Plan

2. Site Access and Vehicle Routing

All construction and demolition traffic will access the site via Hyde Grove.

- Vehicles will approach the site from the A34 (Upper Brook Street) and access via Hyde Grove.
- A single controlled access point is provided as shown on the Site Logistics Plan.
- Vehicles will enter the site, reverse into the designated laydown / loading area under banksman control, and exit the site in forward gear.
- No construction vehicles will queue or wait on Hyde Grove.

All vehicle routing and access arrangements are consistent with the approved Transport Assessment and Transport Statement Addendum submitted as part of the planning application.

3. Loading, Unloading and On-Site Management

- All loading and unloading will take place within the site boundary in the designated laydown area.
- No loading or unloading will take place on the public highway.
- A banksman will be present at all times when vehicles are manoeuvring within the site.
- Deliveries will be pre-booked and coordinated by the site team.

- Where reasonably practicable, deliveries will be scheduled outside peak traffic periods.

Typical construction vehicles will include:

- 8-wheel tipper vehicles
- concrete wagons
- HIAB delivery vehicles
- occasional articulated vehicles for larger deliveries

4. Pedestrian Management

Safe pedestrian movement will be maintained at all times during demolition and construction.

- Public pedestrian routes along Hyde Grove and Plymouth Grove will remain open and unobstructed.
- The site will be fully secured and segregated from the public.
- A banksman will control vehicle movements at the site access point to ensure safe interaction with pedestrians.
- Dedicated pedestrian routes within the site will be maintained for construction personnel, as shown on the Site Logistics Plan.

These measures ensure safe separation between construction activities and the public highway.

5. Site Boundary Treatment (Hoarding / Fencing)

The site is currently enclosed by existing 1.8m high metal perimeter fencing.

- This fencing will be retained throughout the construction period.
- Where sections of fencing have been removed during site preparation, these will be reinstated using 1.8m high Heras fencing.
- No additional temporary hoarding is proposed.

The site boundary treatment ensures that the site remains secure and that construction activities are fully contained within the site.

6. Utilities

The development will utilise the following utility connections:

- Foul and surface water will discharge to the existing public sewer network (in accordance with the approved drainage strategy prepared by JCC).

- A new electricity connection will be provided, utilising the existing network in the vicinity of the site.
- A new water connection will be provided from Hyde Grove.
- No gas connection is proposed for the development.

7. Servicing and Deliveries (Operational Phase)

For completeness, the approved servicing strategy confirms:

- A designated service / delivery bay is provided adjacent to the main entrance.
- This area will accommodate taxis, private hire vehicles and delivery vehicles (e.g. food deliveries, parcels).
- The location will be clearly signed and is positioned to allow efficient access to the building reception.

Further details are shown on drawing AD(0)003.

8. Refuse Collection

Refuse management arrangements are shown on drawing AD(0)002 and include:

- A dedicated bin store at ground floor level.
- Provision of 4 × 1100L Eurobins.
- Weekly private waste collection.
- Refuse vehicles will utilise the designated servicing area adjacent to the bin store.

9. Summary

The submitted drawings and this addendum demonstrate that:

- Construction traffic will be safely managed within the site.
- Pedestrian safety will be maintained at all times.
- All loading, unloading and servicing will take place within the site boundary.
- The site will remain securely enclosed by existing fencing.

Accordingly, the proposals provide a robust and appropriate Construction Traffic Management Plan and Pedestrian Management Plan in accordance with the requirements of Condition 3.

Appendices:

Appendix A – AD(0)001 Site Logistics Plan

Appendix B – AD(0)002 Refuse Management Plan

Appendix C – AD(0)003 Service Strategy Plan

All dimensions to be checked on site.
Discrepancies ambiguities and/or omissions between this drawing and information given elsewhere must be reported immediately to the architect before proceeding.
THIS DRAWING IS COPYRIGHT.
This drawing is to be read in conjunction with drawings:-

CHECKED	REVIEWED	REV	AMENDMENT	DATE
NK	NK	-	Initial Issue	18/03/26

Planning Notes:

Hoarding and pedestrian segregation

- The site boundary will remain enclosed by the existing 1.8 m-high metal perimeter fencing.
- Any fencing sections removed during site preparation will be reinstated using 1.8 m-high Heras fencing.
- Safe pedestrian access for the public will be maintained along Plymouth Grove and Hyde Grove.
- Separate pedestrian access routes will be maintained within the site for construction personnel
- BDP Construction to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team

Site vehicle movements:

- All loading and unloading will take place within the designated laydown area, fully inside the site boundary.
- Vehicles will access the site from Hyde Grove via the main gate.
- Vehicles will reverse into the laydown area under banksman control, unload, and then exit in forward gear to ensure safe manoeuvring.

1* Banksman to control pedestrian access at delivery vehicle entry to site

2* Banksman present during maneuvering within the site

— Existing 1.8m high metal fencing (retained during construction)

- - - 1.8m high Heras fencing

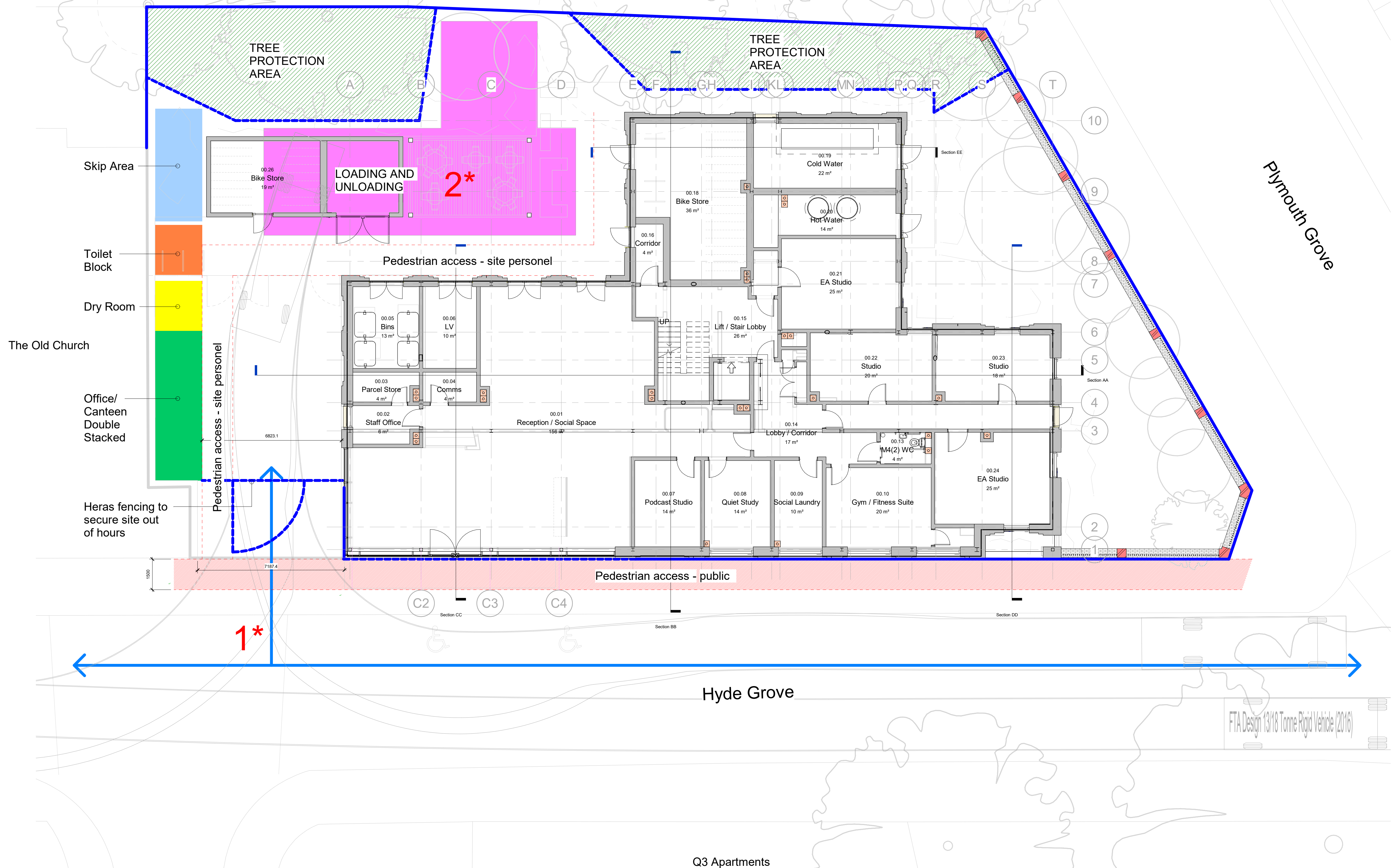
Tree Protection as per Arbocultural Method Statement

Minimum zone for pedestrian access

mawsonkerr

1 Charlotte Square, Newcastle upon Tyne, NE1 4XP
T:0191 230 1799 E: info@mawsonkerr.co.uk W: www.mawsonkerr.co.uk

Project: Renshaw House, Manchester	Job Number: 25050
Client: BDP Construction	
Drawing: Site Logistics Plan	Drawing Number: AD(0)001
Scale: 1 : 100	Page: A1
Drawn by: Author	Date: Jan 26
	Rev: -



Q3 Apartments

All dimensions to be checked on site.
Discrepancies ambiguities and/or omissions between this drawing and information given elsewhere must be reported immediately to the architect before proceeding.
THIS DRAWING IS COPYRIGHT.
This drawing is to be read in conjunction with drawings:-

CHECKED	REVIEWED	REV	AMENDMENT	DATE
NK	NK	-	Initial Issue	18/03/26

Planning Notes:

Refuse Access

Students will transport their own general waste and recycling to the designated Bin Store via the internal route shown, accessed from the main stair and lift core. An external door provides direct access into the Bin Store for ease of use and management.

Refuse Collection

Compact refuse collection vehicles will utilise the dedicated servicing area immediately adjacent to the Bin Store for safe and efficient waste collection. The servicing bay allows vehicles to pull in clear of pedestrian routes and undertake collections without obstructing site access.

Refuse Store Provision

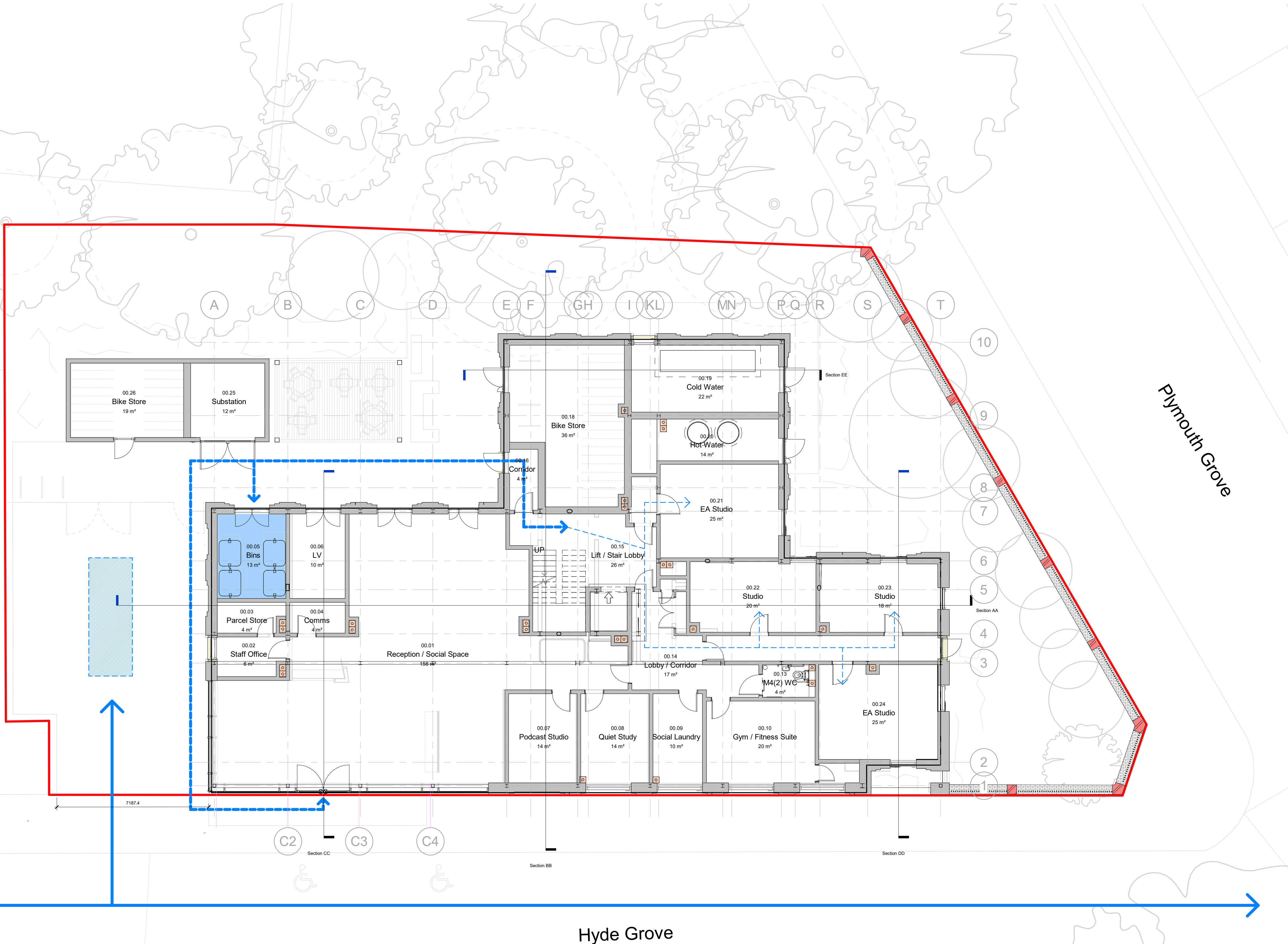
- 4 × 1100L Eurobins located within the Bin Store, accommodating both general waste and recycling streams.
- External louvred doors providing natural ventilation.
- Wash-down facility and floor drain integrated within the store for hygiene and maintenance.
- Weekly waste collection carried out by a private waste contractor.

- Main route to bin store
- Ground floor studio route to bin store
- Vehicle route to collection point
- Refuse Store
- Service/ Refuse Vehicle Parking

mawsonkerr

1 Charlotte Square, Newcastle upon Tyne, NE1 4XP
T:0191 230 1799 E: info@mawsonkerr.co.uk W: www.mawsonkerr.co.uk

Project: Renshaw House, Manchester	Job Number: 25050
Client: BDP Construction	
Drawing: Refuse Management Plan	Drawing Number: AD(0)002
Scale: 1 : 100	Page: A1
Drawn by: Author	Date: Jan 26
Rev: -	



Hyde Grove

Plymouth Grove

Q3 Apartments

The Old Church

All dimensions to be checked on site.
Discrepancies ambiguities and/or omissions between this drawing and information
given elsewhere must be reported immediately to the architect before proceeding.
THIS DRAWING IS COPYRIGHT.
This drawing is to be read in conjunction with drawings:-

CHECKED	REVIEWED	REV	AMENDMENT	DATE
NK	NK	-	Initial Issue	18/03/26

Planning Notes:

Delivery / Taxi Access Strategy

A pick-up and drop of for taxis/private hire/Uber is provided in the service / delivery vehicle zone, adjacent to the building main entrance. This also provides space for deliveries (including Amazon, supermarket and food takeaway deliveries).

The location will be clearly sign-posted and is immediately adjacent to the main entrance in order to provide quick access to the main reception for deliveries / orders. Students will collect their deliveries from the main entrance area.

- 500 x 500 max Window vinyl sign
"←-Taxis and deliveries"
- 500 x 500 max sign on brickwork
"Taxis and deliveries 5 min max stay
All deliveries to reception -->"

--> Delivery driver route to reception

→ Delivery Vehicle/taxi route

Service/ Refuse Vehicle Parking

Reception

mawsonkerr

1 Charlotte Square, Newcastle upon Tyne, NE1 4XP
T:0191 230 1799 E: info@mawsonkerr.co.uk W: www.mawsonkerr.co.uk

Project: Renshaw House, Manchester	Job Number: 25050
Client: BDP Construction	
Drawing: Service Strategy Planning	Drawing Number: AD(0)003
Scale: 1 : 100	Page: A1
Drawn by: Author	Date: Jan 26
Rev: -	

The Old Church

Plymouth Grove

Hyde Grove

Q3 Apartments