

Lord Street, Manchester

Statement re Anticipated Construction Traffic Numbers

On behalf of **Linear Living (Lord Street) Ltd**, this statement confirms our commitment to mitigating the environmental impact of construction activities at our Lord Street development. Specifically, this strategy addresses the protection of the **Holcroft Moss Special Area of Conservation (SAC)** and compliance with the **Holcroft Moss Planning Obligations SPD**.

1. Vehicle Movement Caps and Assessment

Linear Living has rigorously assessed the anticipated daily vehicle requirements for the duration of the project. We confirm that the volume of traffic will not exceed the following thresholds:

- **Heavy Goods Vehicles (HGVs):** Daily movements will be capped at a maximum of **20 vehicles per day**.
- **Total Vehicles:** Total movements (including LGVs) will remain well below the **100-vehicle-per-day** threshold.
By maintaining these volumes, the project remains below the trigger levels for mandatory financial contributions toward habitat restoration, as it will not significantly contribute to nitrogen deposition in the moss land area.

2. Mandatory Routing Restrictions

To ensure zero impact on the air quality of Holcroft Moss, Linear Living has implemented a strict **M62 Exclusion Zone**. All construction traffic is prohibited from using the **M62 between Junction 11 and Junction 12**.

- **Alternative Routing:** Traffic from the West will be diverted via the M6 (J21) and the A57. Traffic from the North will utilize the M61 and A56.
- **Impact Elimination:** By diverting all 30 HGVs away from the M62 corridor near Glazebrook, the project ensures **zero** additional nitrogen deposition on the sensitive lowland raised bog habitat.
- **Enforcement:** These restrictions are a condition of contract for all logistics providers.

3. Sustainable Workforce and Local Sourcing

To further reduce the project's transport footprint, Linear Living has adopted a "Local First" employment policy:

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- **Local Labour:** We prioritize the appointment of subcontractors and tradespeople from within the Greater Manchester area to minimize long-distance commuting.
- **Public Transport:** Given the site's proximity to Manchester Victoria and Shudehill Interchange, all personnel are required to utilize public transport. On-site parking is strictly limited to essential operational vehicles only, ensuring contractor private vehicle movements are negligible.

4. Monitoring

Through our **Just-In-Time (JIT) delivery system**, we maintain full oversight of all site attendance, ensuring that our daily caps and routing requirements are upheld throughout the construction lifecycle.

This strategy ensures that the Lord Street project supports the growth of Manchester while providing robust protection for the sensitive ecology of the Manchester Mosses.

For and on behalf of Linear Living

Alistair Johnston

Construction Director

9th March 2026