

Servicing Management Plan for Dulwich Street for Construction Phase 1 (Plot NT02) – Condition 59

Plot NT02 (Phase 1), Red Bank, Dantzic Street, Manchester, M4 4HF

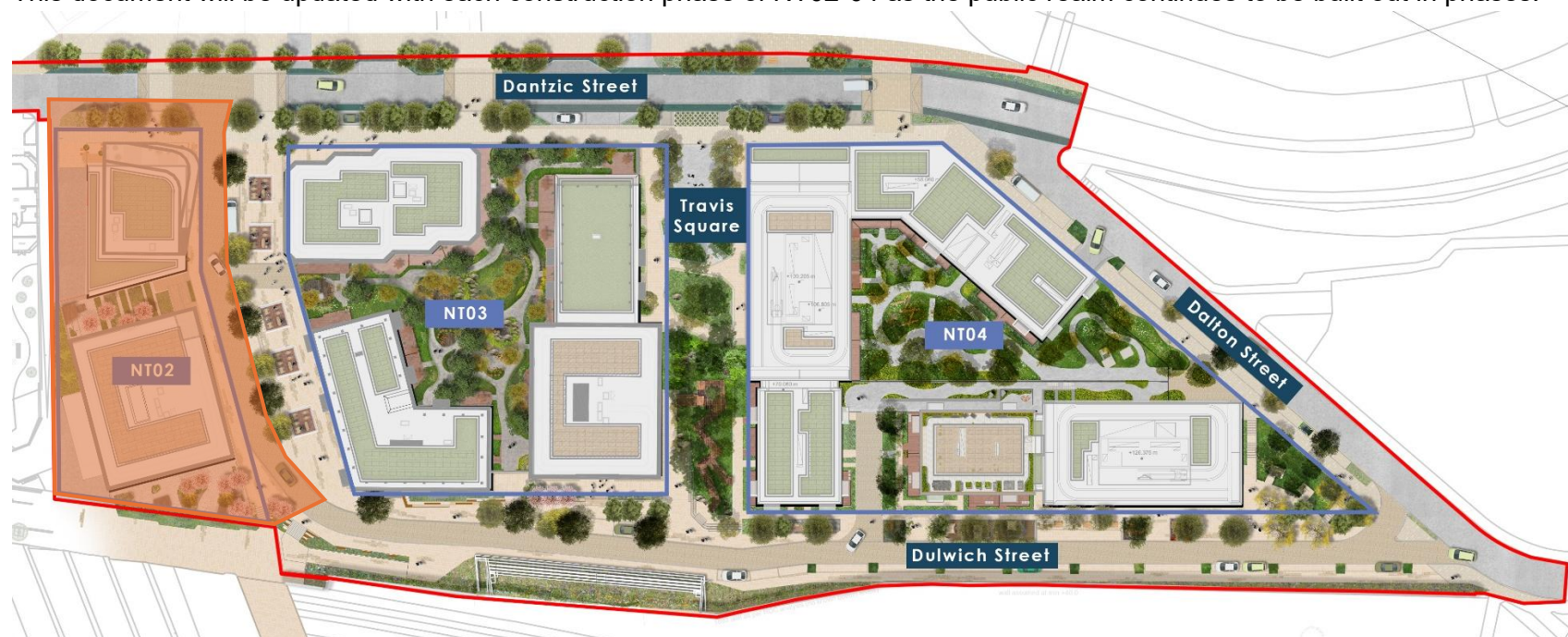
Condition 59 of Planning Permission (ref. 136814/FO/2023) requires the following:

“59) Prior to the commencement of a Construction Phase involving works to Dulwich Street, a servicing management plan for Dulwich Street including tracking of 11.2 metre refuse vehicle shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the relevant Construction Phase and thereafter retained and maintained in situ.

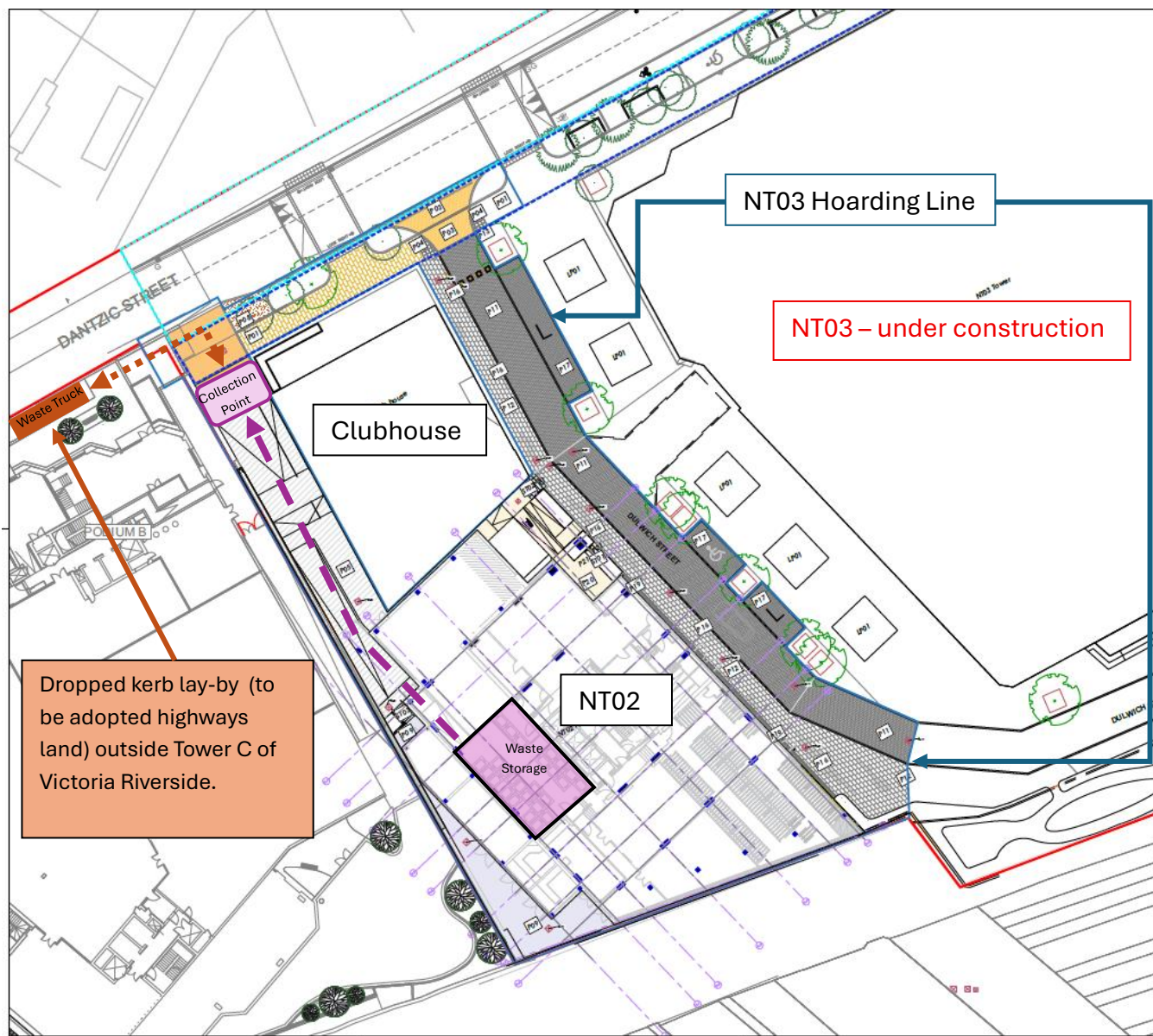
Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).”

NT02 is the first construction phase of the wider NT02-04 development. The NT02-04 development and associated public realm (including Dulwich Street) will be delivered in phases. This document sets out the servicing management strategy for Section 1 of Dulwich Street following the completion of the NT02 construction phase only (shown in orange shade below).

This document will be updated with each construction phase of NT02-04 as the public realm continues to be built out in phases.



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NT02 Waste Management Strategy

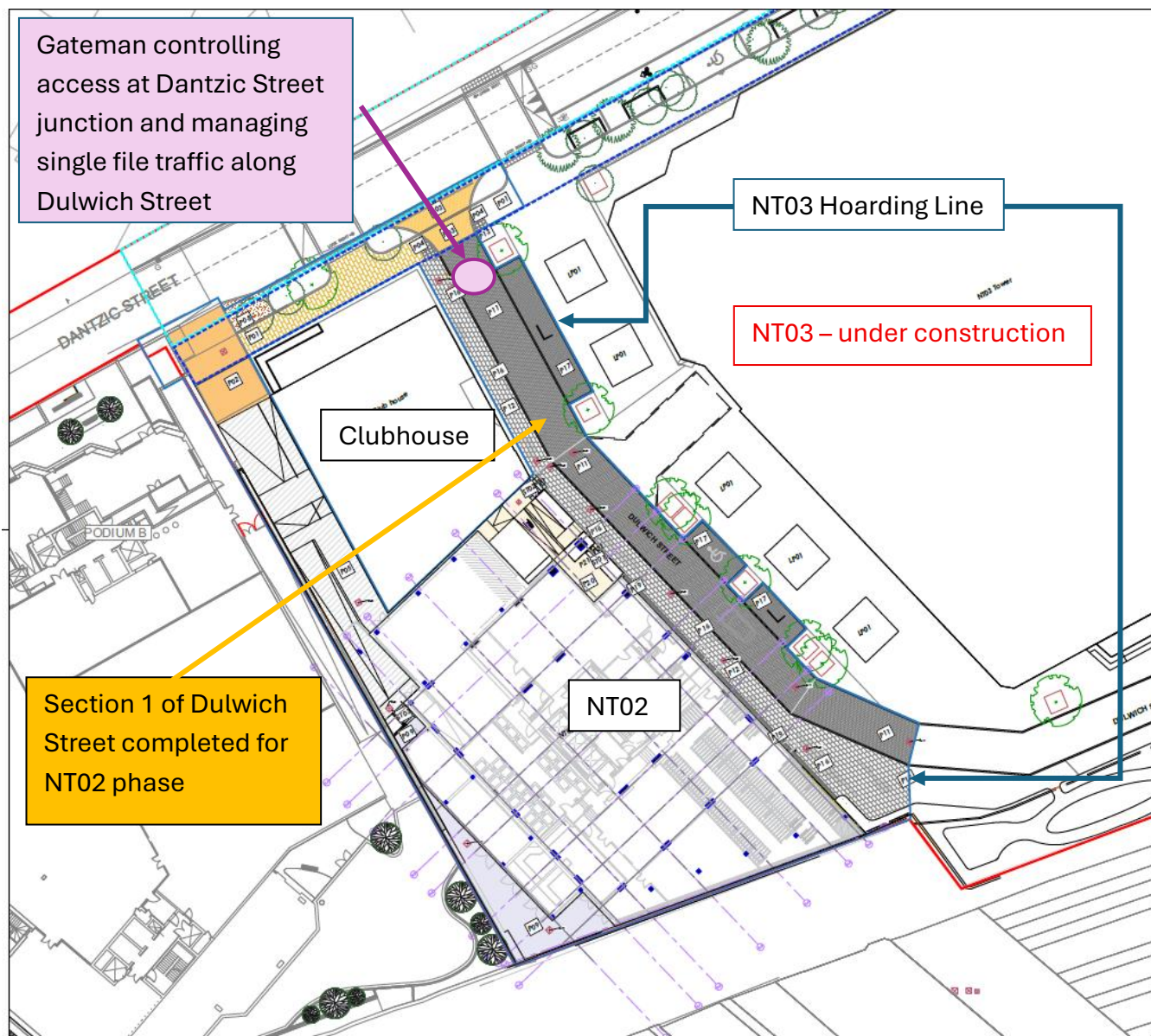
The NT02 waste storage is located on the ground floor of the building along the western elevation with Victoria Riverside and includes a dedicated service access road to Dantzic Street [see purple mark-up on plan].

On collection day, the NT02 building management team will drag the bins to the identified collection point adjacent to the clubhouse. This collection point is set back from public footpath and is located on private land to avoid blocking the footpath, but will be accessible from the footpath on Dantzic Street.

The waste truck will utilise the dropped kerb lay-by outside of Tower C of Victoria Riverside, which will be adopted highways land by the Council.

Please note the NT02 waste management strategy does not require access to / from Dulwich Street due to the location of the waste storage room and therefore for the completion of the NT02 construction phase, there is no requirement for a waste truck to enter/exit Dulwich Street.

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NT02 Deliveries Strategy

Dulwich Street will be a private road managed and maintained under FEC's Estate Management Company. Dulwich Street is a single lane street, which will ultimately operate as a one way system when the whole NT02-03-04 development is completed.

The extent of section 1 of Dulwich Street that will be completed for the NT02 construction phase is shown on the adjacent plan. The rest of Dulwich Street will be required for construction access for NT03 and NT04 and will be hoarded up.

NT02 building does not include any residents car parking and therefore vehicle traffic to the building will be limited to taxis and deliveries.

The NT02 building management team will manage all deliveries to the building. Access via Dulwich Street will be limited to pre-planned deliveries only and controlled via a 'gateman' to manage single file traffic and point of access in order to avoid vehicles backing onto the highways.

Delivery vehicles will be able to enter / exit the site in forward gear and undertake a turn at the end of Dulwich Street, as shown on the enclosed tracking information for a regular transit van (5.53m x 2.07m) in **Appendix 1**. All deliveries to the building via Dulwich Street will be restricted to this maximum vehicle size and managed via the building management team.

Construction details for Dulwich Street (Section 1) will be submitted for discharge under condition 27(a).

Appendix 1 – Dulwich Street Vehicle Turning Point

Appendix 2 – General Arrangement - NT02 Public Realm - Hard Landscape Drawing – ref. RDB-OPN-2B-L00-DR-L-03-0001