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To whom it may concern,

Robert Street Development Site, Manchester

SK was appointed by Rani Investments Limited to prepare a Transport Statement and Travel Plan in support of a full planning application for a residential development at the above site. The Transport Statement was undertaken in line with the method agreed with the Local Highway Authority, Manchester City Council, during pre-application discussions.

The site is located on the northern edge of the city centre and benefits from a good level of accessibility by active and sustainable modes, with easy access to amenities and services, and a Greater Manchester Accessibility Level of 8 out of a possible 8.

The development proposes 189 dwellings and is car free. The car free nature of the proposal is commensurate with the exceptional level of accessibility of the site and means that residents are highly unlikely to use, or even own, a private car. The suitability for car free living has been agreed with the Local Highway Authority.

Based on the agreed assessment method, the operational development will generate a total of 74 vehicle trips across the day, comprised of servicing/delivery and taxi movements. Of these trips 4 will be by HGV.

I have also reviewed the potential level of traffic associated with the construction phase, based on a method accepted by the Local Highway Authority for a nearby consented development site. Based on this assessment, the construction phase of the development will generate circa 80 vehicle trips across the day, of which 16 will be HGV.

I have been asked to consider the impact of the proposed development on Holcroft Moss in line with the Holcroft Moss Planning Obligations Joint SPD threshold. This states that interventions may be required if the traffic impact from a development exceeds 100 vehicles per day and/or 20 HGV per day on the M62 near to Holcroft Moss.

I can confirm that, based on the forecast method set out above, that the development will not generate above the threshold level of traffic in either the construction or operational phases. Further, given that Holcroft Moss is circa 23km from the site, given the likely focus of trips to/from the site and as there are various route options available to and from the site, that I do not expect many vehicle trips to be distribute past this location.

Yours faithfully,

Lesli Speers

Director

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