

Proposed Residential Development, Land South of Cavendish Road, West Didsbury – Highways Technical Note

1 Introduction

- 1.1.1 Egg Transport Planning is commissioned by Henderson Homes to advise on a proposed residential development in West Didsbury, Manchester.
- 1.1.2 This Highways Technical Note accompanies a planning application which seeks permission to build two houses on a parcel of land that lies to the south of Cavendish Road in West Didsbury. It has been prepared to inform Manchester City Council (MCC), which is the relevant local highway authority (LHA), of the transport and highways implications of the proposals.

2 Existing Conditions

2.1 Site Location

- 2.1.1 The site location is shown on **Plan 2.1**.

Figure 2-1 – Site Location



2.2 Current Use and Access

- 2.2.1 The site is currently undeveloped land and so doesn't generate any trips. Access to the site would be via an access road that currently serves the Brocklehurst Nursing Home. The access road into the site forms a simple priority junction with Cavendish Road and has footways on either side of it.

2.3 Local Transport Networks

- 2.3.1 Cavendish Road is subject to a posted speed limit of 20mph. The streets in the vicinity of the site are mainly residential in nature. They accommodate on-street parking and benefit from excellent pedestrian facilities such as footways, street lighting and dropped kerbs.
- 2.3.2 The site is well placed in terms of its proximity to sustainable travel, as the Burton Road and Withington Metrolink stations are both within a 7-minute walk from the site. The Metrolink provides a high-quality public transport connection into Manchester City Centre with a journey time of approximately 25 mins through a service that runs every 12 minutes.
- 2.3.3 The site is also located within an easy reach of many everyday local shops and restaurants, many of which are centred around Burton Road.

2.4 Road Safety

- 2.4.1 The crashmap website (www.crashmap.co.uk) has been used to determine whether there is any evidence of any existing safety issues on the road network in the vicinity of the site. The study area considers Cavendish Road in the vicinity of the site access road.
- 2.4.2 An extract from the crashmap website showing the accident record over a 5-year period is shown on **Figure 2.2**.

Figure 2.2 – Highway Safety Record (5 Year Period)



2.4.3 **Figure 2.2** shows that over the most recent 5-year period, no accidents occurred on Cavendish Road in the vicinity of the site.

2.4.4 There is therefore no evidence of an existing highway safety issue that could be exacerbated by the nominal increase in traffic volumes that the proposed development would generate.

3 Proposed Development

3.1 Site Layout

3.1.1 The planning application seeks permission to construct two semi-detached houses with associated landscaping. The site layout is contained within **Appendix A**.

3.2 Vehicular Access

3.2.1 Access would be from the existing priority junction on Cavendish Road using the access road which currently just serves the Brocklehurst Nursing Home. This section road of the access road is around 4.5m wide and so facilitates two-way flows. South of the turning to the nursing home, the access road would take the form of a shared space with a carriageway width of 4.5m.

3.2.2 The visibility splays that are available for drivers exiting the nursing home as they look left towards the houses are shown on **Drawing 1062-SK1**. Drivers exiting the nursing home car park would be able to see approaching vehicles over a distance (the 'Y distance') of 20m.

- 3.2.3 According to the standards in Manual for Streets, this level of visibility is commensurate with a design speed of around 19mph. Given that part of the access road would be a shared space, the speeds of vehicles leaving the development would be well within this design speed. It can therefore be concluded that the visibility between drivers existing the nursing home and the proposed development is adequate.

3.3 Car Parking Arrangements

- 3.3.1 The proposals were subject to pre-application advice from highways officers at MCC and officers requested that one parking space is provided for each house.
- 3.3.2 The surrounding streets are predominantly residential in nature and many of the houses, particularly those streets on the northern side of Cavendish Road, are terraced housing without driveways. It is known that there is high demand for on-street parking and parking pressures exist in the local area.
- 3.3.3 Because of this, it is proposed that residents parking spaces would be provided via two formal parking spaces per dwelling which would be located on the access road, as shown on the site layout. One further parking spaces will be provided and will be landscaped in grasscrete and it is anticipated that these would be used occasionally by visitors to the development.
- 3.3.4 Provision of the four residential spaces and the informal visitor space would help to mitigate against exacerbating the existing on-street parking pressures.

3.4 Cycle Parking

- 3.4.1 Cycle parking will be provided through storage facilities located in the gardens of the houses. Each storage facility will provide safe and secure storage for 2 bikes.

3.5 Servicing

- 3.5.1 As shown on **Drawing 1062-SK3**, the access junction and turning head have been assessed for the swept paths of a large HGV. This demonstrates that delivery vehicles would be able to enter and leave the site in a forward gear.
- 3.5.2 It should be noted that the vehicle used in the swept path assessments is 6.84m long. A 3.5-tonne Luton van is typically 6.7m long and so the swept path assessments are considered to present a robust assessment in terms of the space required for delivery vehicles to turn.
- 3.5.3 Bin storage areas would be provided close to the front doors of the houses. Residents would drag the bins up to Cavendish Road where refuse would be collected at kerbside.

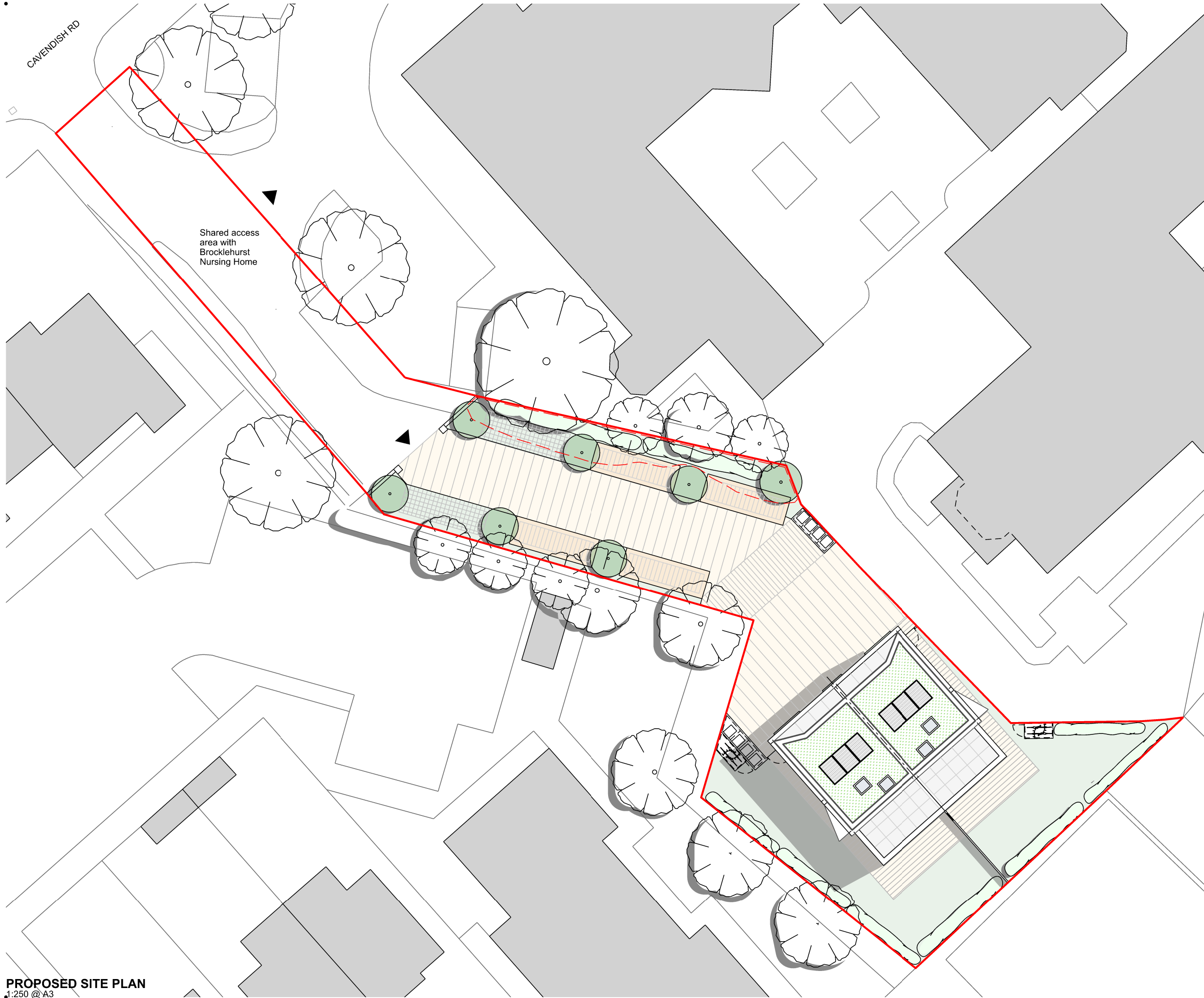
4 Summary

4.1.1 The proposed development is summarised in transport terms as follows:

- there is no evidence of any existing road safety issues that could be worsened by the marginal increases in traffic that the proposals would generate;
- the visibility between drivers existing the care home and the proposed development is adequate;
- parking is provided at an appropriate level and generally in accordance with advice from MCC. The informal visitor parking space will mitigate against exacerbating local on-street parking pressures;
- cycle parking is sufficient; and
- the turning area can accommodate the movements of a large LGV, enabling delivery vehicles to enter and leave the site in a forward gear.

4.1.2 The development would not have a severe impact on the operation of the highway network or a material impact on highway safety. The proposals are therefore in accordance with transport-related policies in the NPPF and it is therefore considered that there are no transport-related reasons why the planning application should not be approved.

Appendix A – Site Layout



CAVENDISH RD

Shared access
area with
Brocklehurst
Nursing Home

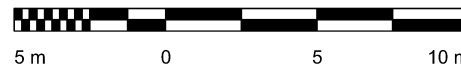
Notes:

All dimensions are in millimetres unless otherwise noted.
All dimensions to be checked on site before proceeding with work.
All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd.
Areas indicated on this drawing are approximate and indicative only.
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KEY

- indicative site boundary
- existing trees
- proposed trees
- shared access/driveway

P01 18/02/22 Planning MS
Rev: Date: Description: By:



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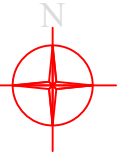
Project:
Land at Cavendish Road,
West Didsbury
Title:
Proposed Site Plan

Status:
PLANNING

Drawing Number: 0682-P3A-ST-XX-DR-A-05001
Scale @ ISO A3: 1:250
Revision: P01

PROPOSED SITE PLAN
1:250 @ A3

Appendix B – Drawings



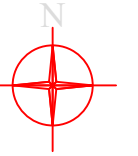
Access to Nursing Home

Visibility Splay
2.4m x 20m

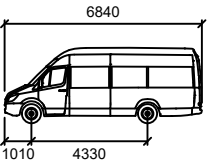
Brick wall along the
back of the footway

Access to
Proposed
Development

Land off Cavendish Road,
West Didsbury
Visibility Splay from
Access to Nursing Home
Drawing 1062-SK1
Scale 1:100@A3



egg
TRANSPORT
PLANNING



Transporter

	mm
Width	: 2070
Track	: 2070
Lock to Lock Time	: 6.0
Steering Angle	: 44.3

Land off Cavendish Road,
West Didsbury
Swept Paths of Large LGV
Drawing 1062-SK2
Scale 1:100@A3

