

Our Reference: 080241-CUR-XX-XX-T-TP-00001-P03

24 May 2022

Andy Connell
Highways Service, Neighbourhoods Directorate
Manchester City Council
5th Floor Bridgewater House
Whitworth Street
Manchester
M1 6LT

Dear Andy,

Re: Variation to 125990/FO/2020 – Land Off Oldham Road

Background

A full planning application was submitted on 21 January 2020 under planning application number 125990/FO/2020 for the erection of a part 4 (plus ground), part 5 (plus ground) storey building to form 100 residential apartments (Use Class C3a) together with ground floor commercial floorspace (Use Classes A1, A2, A3, B1 and D1) (211 sqm) and erection of 39 two and three storey dwellinghouses (Use Class C3a) along with associated access, landscaping, boundary treatment and car parking. The planning application was supported by a Transport Assessment (TA) and Interim Travel Plan (ITP) prepared by Curtins (report references: 74056-CUR-00-XX-RP-TP-001-V02 (TA) and 74056-CUR-00-XX-RP-TP-002-V02 (ITP) respectively). A decision notice granting approval was issued on 29 May 2020.

The majority of the dwellinghouses would be accessed via Newton Street and Holyoak Street on the east side of the development site. The TA demonstrated safe and suitable access via Newton Street and Holyoak Street, with vehicle swept path analysis and visibility splay drawings provided to the rear of the report.

A variation to the existing consent is being sought to amend the proposals for 2no. dwellinghouses on the north-east corner of Newton Street/Holyoak Street, known as Building 10. The proposals would amend the layout of the building plot to accommodate highway improvements at the adjacent junction. The improvements are proposed to the Newton Street/Holyoak Street junction to enhance accessibility to the Martin's Bakery site, which is located on the south side of Holyoak Street. This is in response to pre and post-application discussions with the land owner and their agents.

This letter provides details of the highway context and existing access issues relating to the Martin's Bakery site. It then provide details of the proposed highway improvement scheme, including recent correspondence with Highways Officers at Manchester City Council. Finally, it provides a summary of the residential development proposals that would enable the delivery of the highway improvement scheme. This letter is supported by a series of drawings in the appendices to the rear of this letter.

Highway Context

Newton Street and Holyoak Street both form part of the adopted highway maintained by Manchester City Council. The extent of the adopted highway along the east side of Newton Street and the north side of Holyoak Street is the back of footway, as demonstrated on Manchester City Council records. An extract of these records is provided in **Figure 1** below:

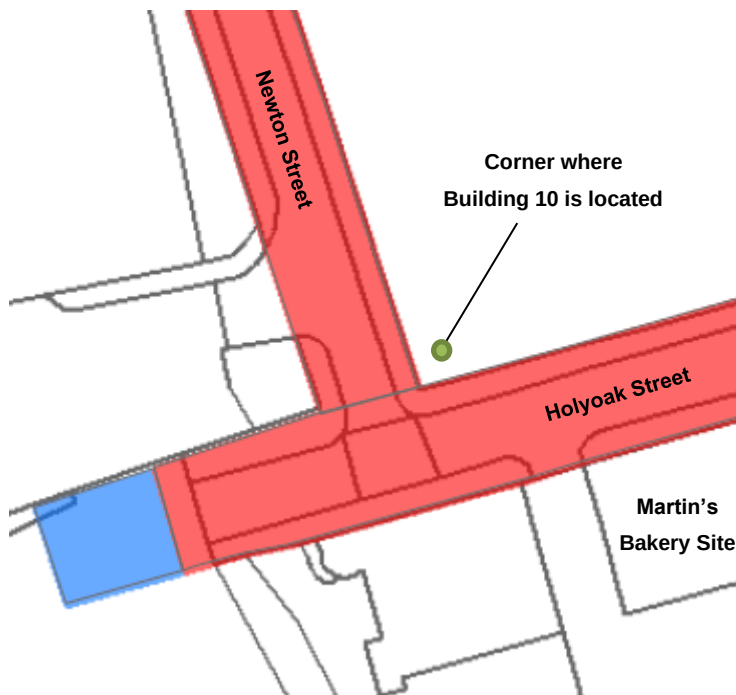


Figure 1 – Extract from Manchester City Council Highway Records

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At present, it is evident that heavy goods vehicles (Allied Mill tankers) overrun the footway on the north-east corner of the junction to access the Martin's Bakery site, which has caused damage to the kerbs and footways. Moreover, the overrunning extends beyond the back of footway into the development site, which is third party land controlled by One Manchester. The overrunning of the footway and third party land is illegal activity and presents a risk to pedestrians and other road users.

The consented development on Land Off Oldham Road would occupy the land beyond the back of footway. The current practice of overrunning third party land would therefore cease following the implementation of the development. Any continuation of footway overrunning would remain an illegal activity.

The servicing and delivery strategy for the Martin's Bakery site should not rely on overrunning the footway or third party land. Existing and future delivery arrangements, including the routing and size of delivery vehicles, are a matter for Martin's Bakery and their supply chain. It is also worth noting that the consented development could be implemented without a highway improvement scheme.

Notwithstanding, One Manchester is open to working with neighbours of the development site. A highway improvement scheme has therefore been designed to enhance access to the Martin's Bakery site and facilitate access by a maximum legal articulated heavy goods vehicle without overrunning the adjacent footways. The scheme would however involve the dedication of a portion of the development site as adopted highway. The details of the dedication would be finalised during the detailed design process that would follow the granting of planning consent for the proposed variation.

Highway Improvement Scheme

The highway improvement scheme comprises localised widening at the Newton Street/Holyoak Street junction to provide extra space for manoeuvring heavy goods vehicles. In particular, the scheme would enhance access to the Martin's Bakery site.

The localised widening is shown on the proposed layout drawing in **Appendix A**. The drawing also shows a 2.5m wide footway around the bend and visibility splays based on the existing 20mph speed limit.

Vehicle swept path analysis drawings for a maximum legal articulated heavy goods vehicle are included in **Appendix B**. These drawings demonstrate that access to the existing service yard at the Martin's Bakery site would be achievable via both Newton Street (forward in, forward out) and Holyoak Street (reverse in, forward out). These manoeuvres are a significant improvement on the existing situation whereby heavy goods vehicles overrun adjacent footways and third party land.

Pre-application discussions were held with Highways Officers at Manchester City Council in November 2021 and February 2022. The proposed highway improvement scheme has been agreed with Highways Officers and would be acceptable to Manchester City Council's highways team.

Residential Development Proposals

The highway improvement scheme involves the realignment of the north-east kerbline at the junction of Newton Street/Holyoak Street. The kerbline would be set back thereby reducing the amount of land available for residential development. Consequently, the layout of the 2no. dwellinghouses at the junction (Building 10) and the remainder of the building plot have been redesigned.

The proposed plans for Building 10 (cottage apartments) prepared by the project architect – tp bennett – are included in **Appendix C**. These plans demonstrate the compatibility of the residential development proposals with the proposed highway improvement scheme.

Summary

This letter summarises proposed amendments to the consented development on Land Off Oldham Road. The residential development proposals would not alter the upper limit of the consented development, but would reconfigure Building 10 on the north-east corner of the Newton Street/Holyoak Street junction. A highway improvement scheme is proposed at the junction to enhance access to the Martin's Bakery site. Whilst these variations to the existing consent are not required to deliver the consented development, One Manchester is taking account of feedback received from neighbours of the development site to benefit the local community.

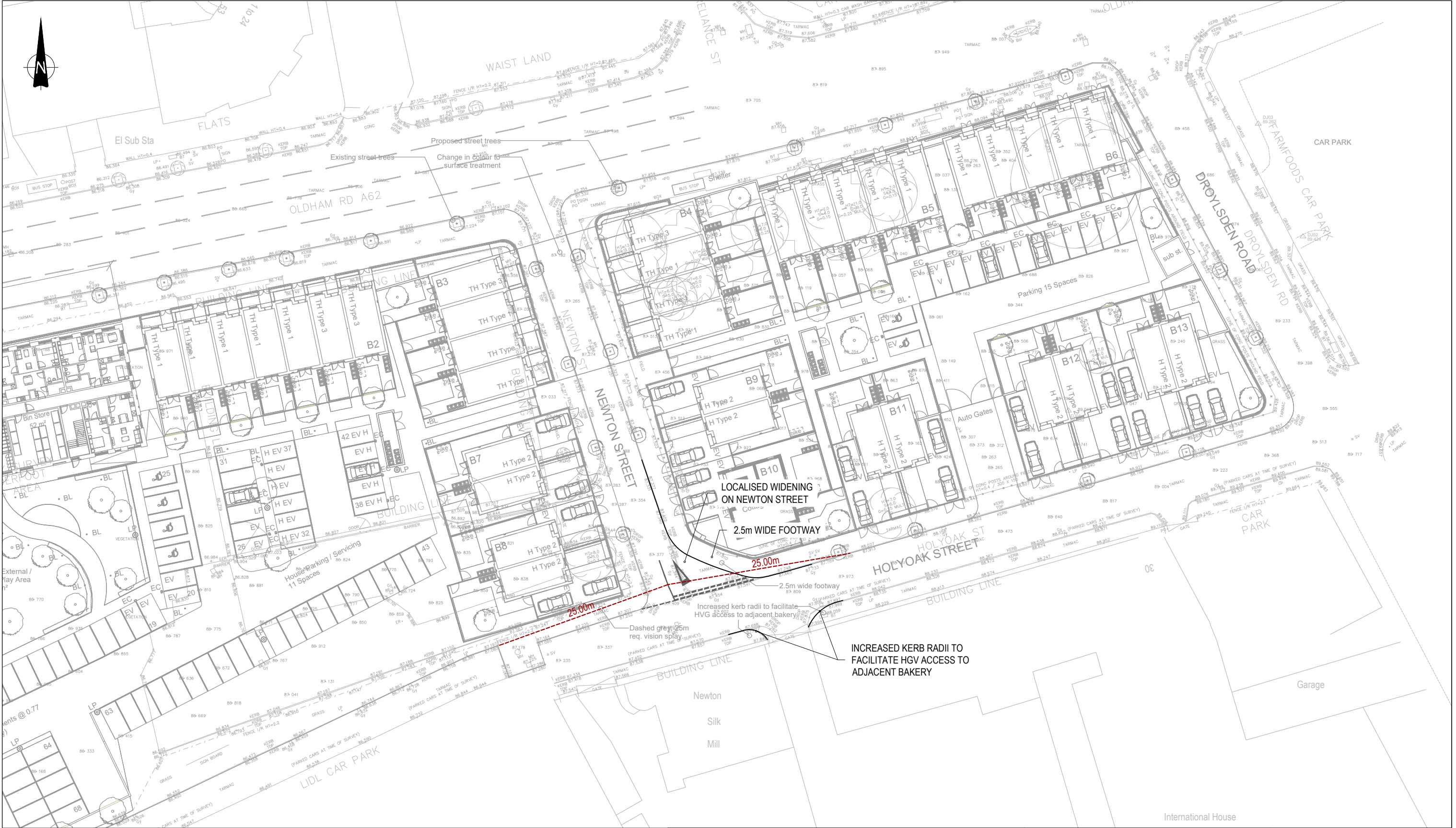
This letter and its appendices provides the necessary information to support a positive outcome from the planning application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C Peers'.

Carl Peers
Business Unit Director – Transport Planning North
For and on behalf of **Curtins**

Appendix A – Proposed Highway Layout



KEY:

PROPOSED RAISED KERB

PROPOSED ROAD MARKINGS

2.40 x 25.00m

PROPOSED VISIBILITY SPLAYS AT 20mph

P04	Layout updated	23/05/22	DD	CP
P03	Layout and access updated	11/02/22	DD	CP
P02	Driveways updated	23/11/21	DD	CP

Rev:	Description:	Date:	By:	Chkd:

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Project:

OLDHAM ROAD - NEWTON HEATH

Drg Title:

NEWTON STREET
PROPOSED LAYOUT

Project No:

Originator:

Volume:

Level:

Type:

Role:

Category / Number:

Rev:

74056 - CUR - 00 - XX - DR - TP - 75006 - P04

Status:

PRELIMINARY

Drawn By: DD

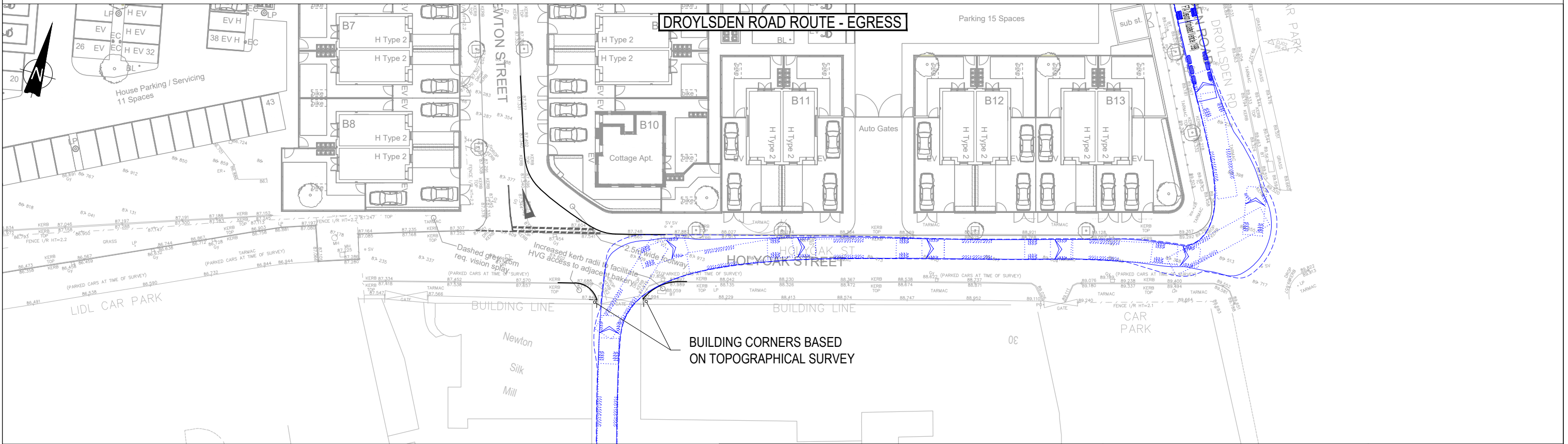
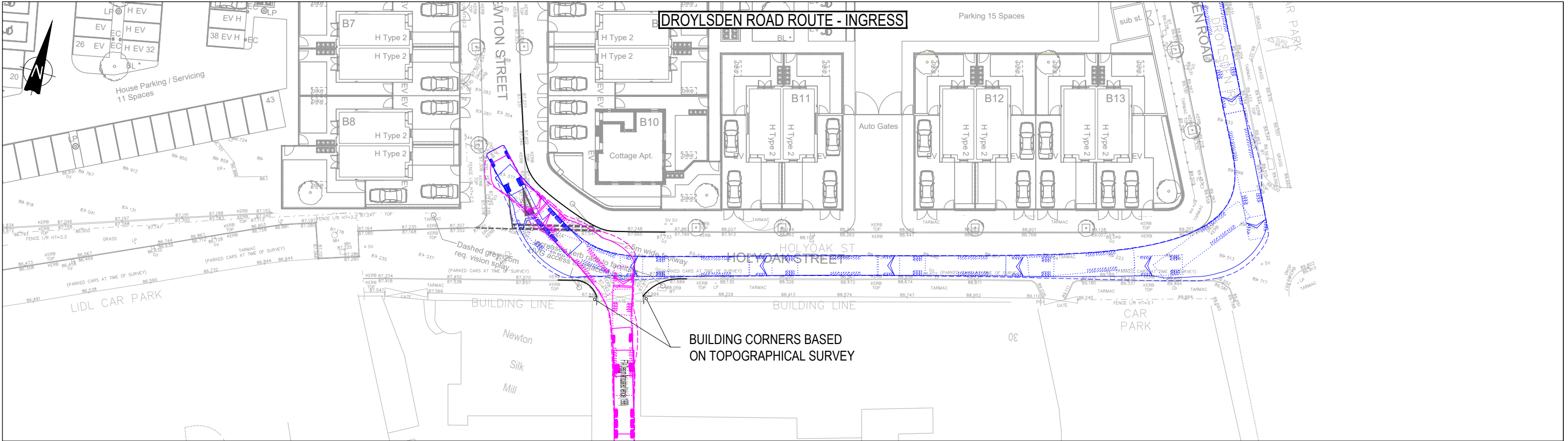
Checked By: CP

Designed By: DD

Date: 23/11/21

Scale: 1:500

Appendix B – Swept Path Analysis



VEHICLE PROFILE:

FTA Design Articulated Vehicle (1998)
Overall Length 16.480m
Overall Width 2.550m
Overall Body Height 3.870m
Min Body Ground Clearance 0.515m
Max Track Width 2.470m
Lock to lock time 3.00s
Kerb to Kerb Turning Radius 6.550m

P06	Layout updated	23/05/22	DD	CP
P05	Layout and tracking updated	11/02/22	DD	CP
P04	Layout updated	23/11/21	DD	CP
P03	Layout updated	26/10/21	DD	CP
P02	Vehicle tracking updated	06/10/20	JM	CP
Rev:	Description:	Date:	By:	Chkd:

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Project: OLDHAM ROAD - NEWTON HEATH

Drg Title: SWEPT PATH ANALYSIS
16.5m ARTICULATED HGV
DROYLSDEN ROAD - SERVICE YARD

Project No: Originator: Volume: Level: Type: Role: Category / Number: Rev:

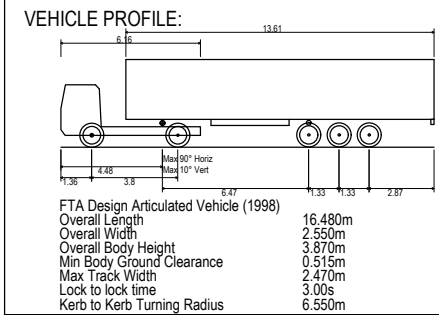
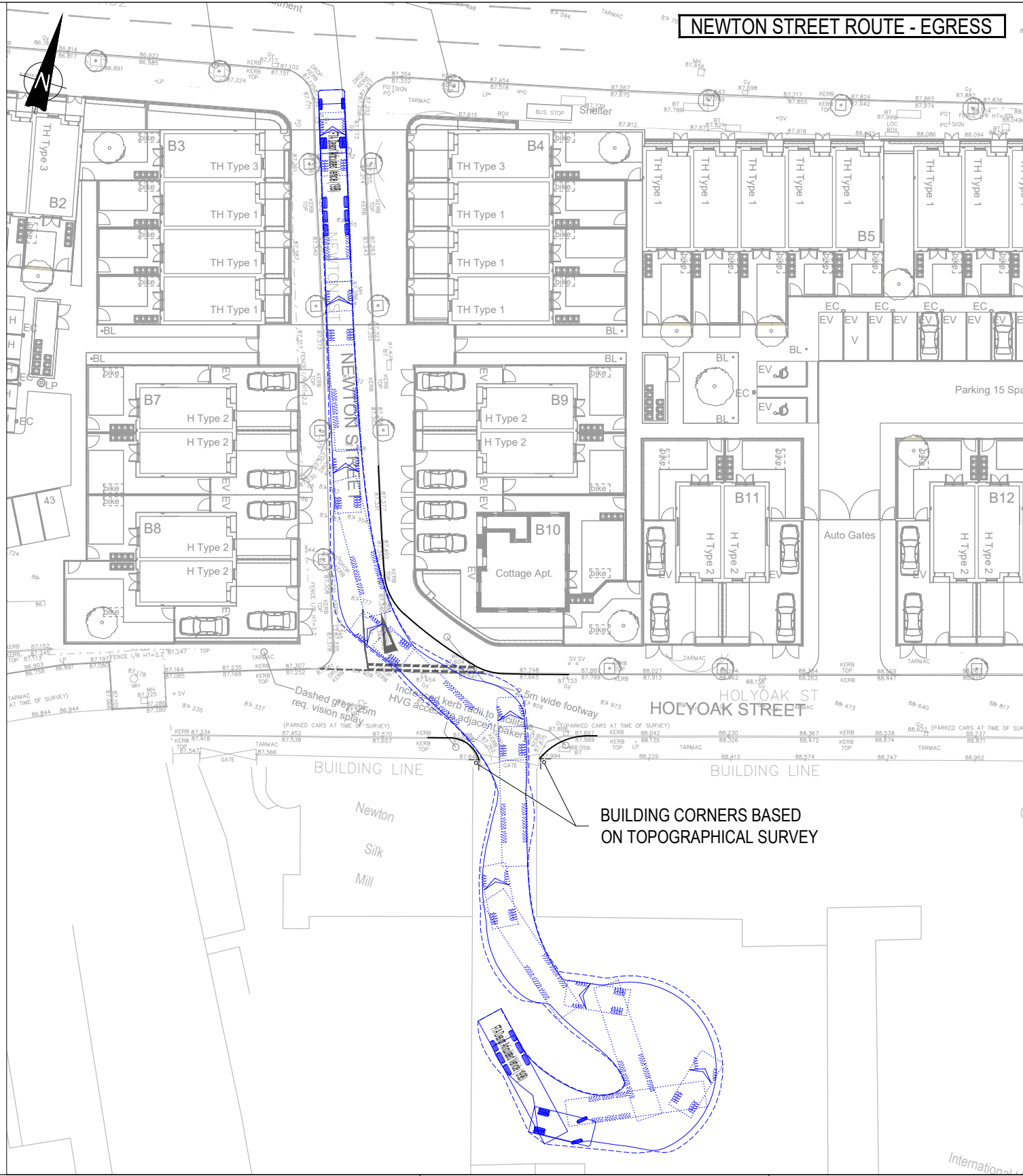
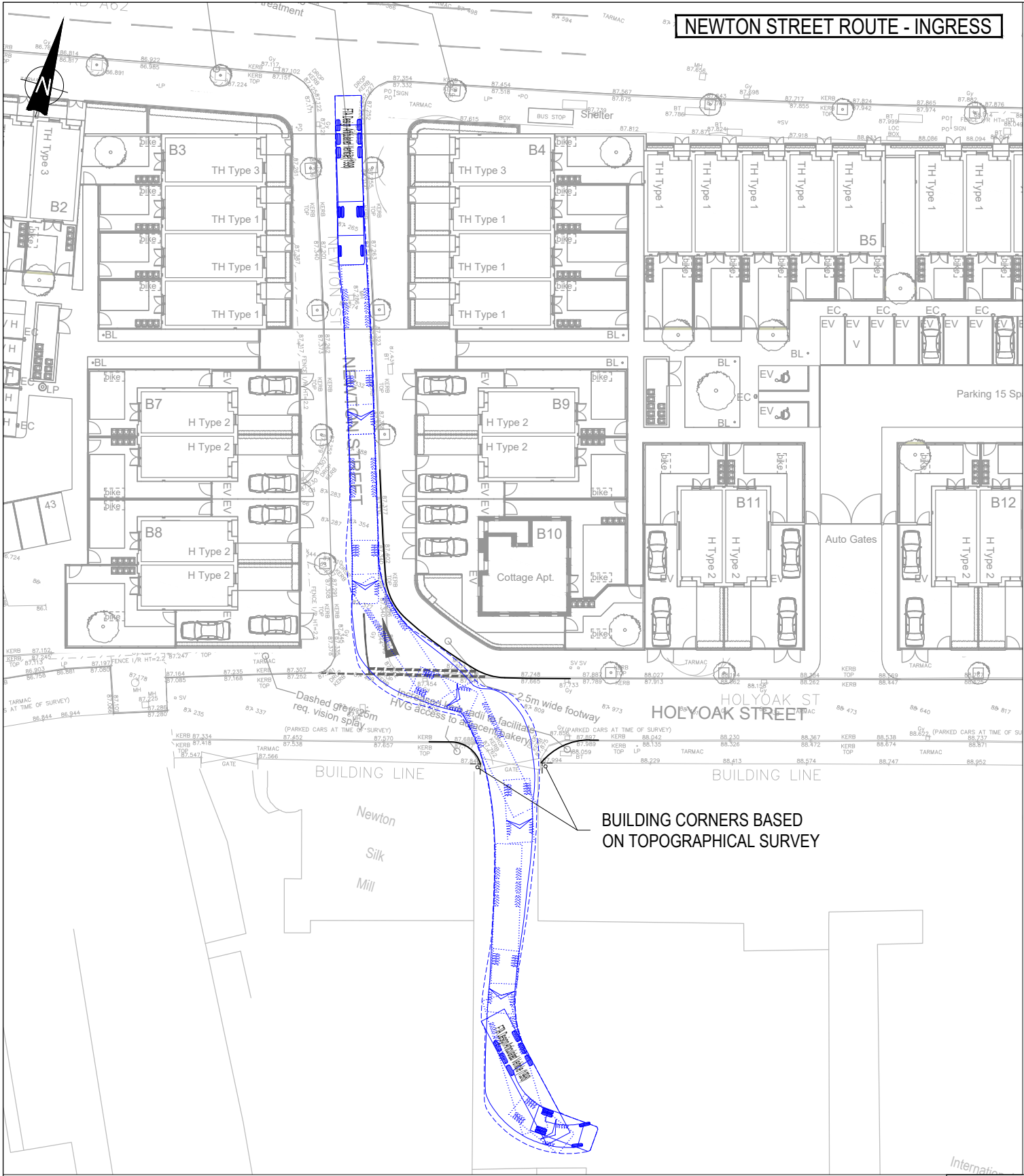
74056 - CUR - 00 - XX - DR - TP - 05011 - P06

Status: PRELIMINARY

Drawn By: JM Checked By: DD

Designed By: JM Date: 06/08/20

Scale: 1:500



GENERAL NOTES:

P05	Layout updated	23/05/22	DD	CP
P04	Layout and tracking updated	11/02/22	DD	CP
P03	Access updated	23/11/21	DD	CP
P02	Layout updated	25/10/21	DD	CP
Rev:	Description:	Date:	By:	Chkd:



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Project:
OLDHAM ROAD - NEWTON HEATH

Drg Title:
**SWEPT PATH ANALYSIS
16.5m ARTICULATED HGV
NEWTON STREET - SERVICE YARD**

Project No: Originator: Volume: Level: Type: Role: Category / Number: Rev:

74056 - CUR - 00 - XX - DR - TP - 05014 - P05

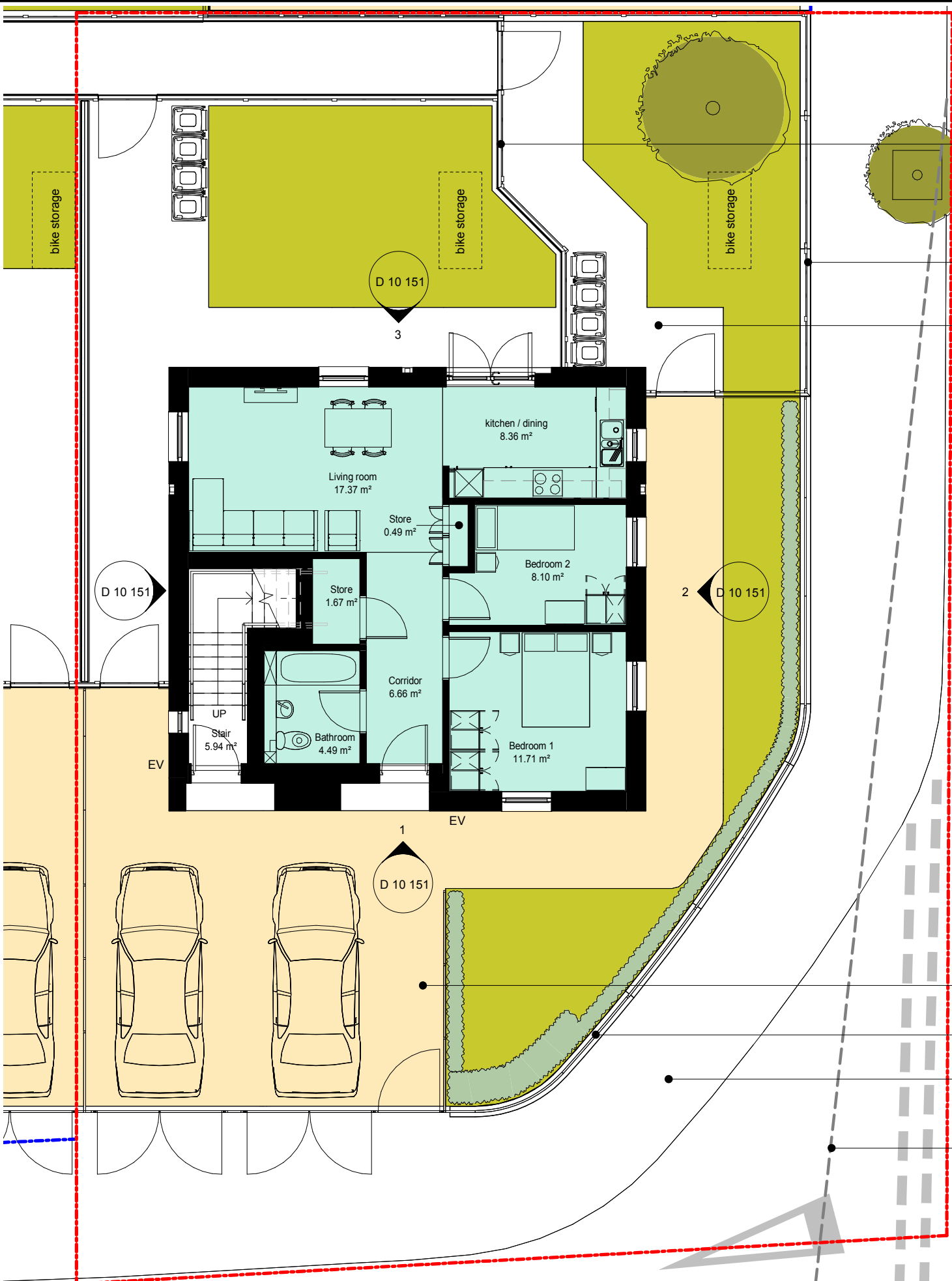
Status:
PRELIMINARY

Drawn By: JM Checked By: DD

Designed By: JM Date: 06/08/20

Scale: 1:500

Appendix C – Cottage Apartment Plans



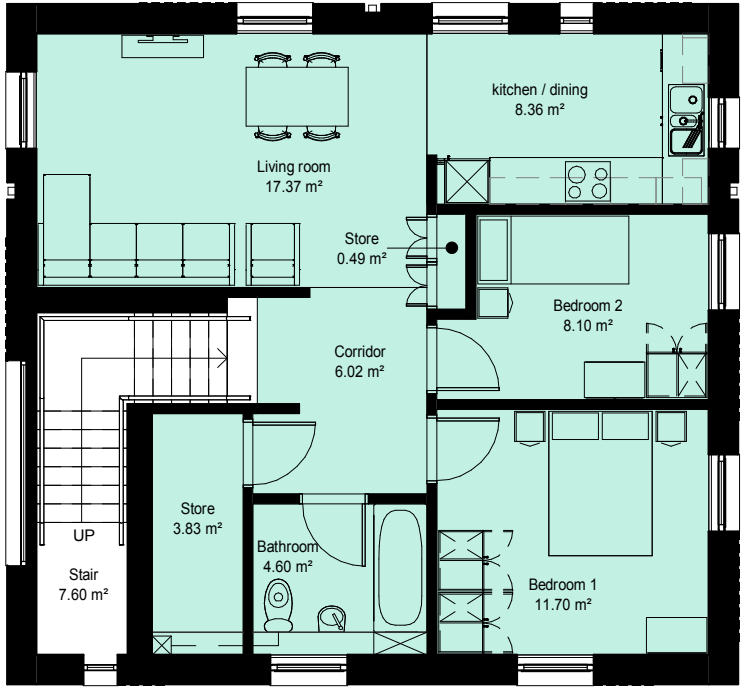
NOTE: 1. All dimensions are approximate only



1.5m close boarded fence with 0.3m trellis to top. Total height: 1.8m.

1.2m close boarded fence with 0.3m trellis to top. 0.6m low wall to base. Total height: 2.1m.

Concrete paving.



2 Cottage Apartment First Floor Plan
1 : 100

Driveway: 3m x 6m minimum (each bay)

0.55m high railing on 0.45m low wall base. Total height: 1m

2.5m wide footway

Dashed grey: 25m req. vision splay.

1 Cottage Apartment Ground Floor Plan
1 : 100

CLIENT
One Manchester
STRUCTURAL ENGINEER
Curtins Consulting
SERVICES ENGINEER
PSD Limited
CONSULTANT
Wilkinson Cowan Partnership

NOTES:

DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.

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Cottage Apartments

2 no. 2 bed 3 person single storey cottage apartments

Ground Floor: GIA 61.5m²
First Floor: GIA 63.5m²

I1	13-05-2022	Issue For New Planning Application	DJW	AJL
P1	15-02-2022	Draft Planning Issue for Review	JMG	AJL
No.	Date	Comments	Drawn	Chkd

Information

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Project
Residential Development
Newton Heath
Manchester

Drawing Title
Building 10 Cottage Apartments
Proposed Plans

Drawn	Date	Scale @ A3	Alt. Ref.
JMG	04/01/2022	1:100	
tp bennett Project No.	Series	Zone	Drawing No.
T8130	D	10	251
			Rev.
			I1

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