Jackie Armstrong/Chief.Executives/MCC
16/08/2013 15:15

To Collette Holt/Chief.Executives/MCC@MCC
cc
bcc
Subject Fw: 101973/FO/2013 - Chester Road Higways

To upload please
Regards
Jackie Armstrong
Technical Support Team Manager
Technical Support Team
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester M60 2LA
External Tel : 0161 234 4081
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----- Forwarded by Jackie Armstrong/Chief.Executives/MCC on 16/08/2013 15:15 -----



David Brettell/Chief.Executives/MCC
16/08/2013 13:45

To Planning TST/MCC@MCC
cc
Subject Fw: 101973/FO/2013 - Chester Road Higways

please can this be uploaded on to public access

thanks

David Brettell
Senior Planner
City Centre Team

Postal address:

Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
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----- Forwarded by David Brettell/Chief.Executives/MCC on 16/08/2013 13:44 -----



Fiona Hunter <fiona.hunter@ingletonwood.co.uk>

To "d.brettell@manchester.gov.uk" <d.brettell@manchester.gov.uk>

09/08/2013 10:49

cc

Subject RE: 101973/FO/2013 - Chester Road Higways

Hi David,

Further to our conversation earlier this week, we have managed to locate and speak to the land owner for the part of Owen Street we would need access over, and they have agreed the proposed temporary use, and rights of access.

Thus we would be seeking to amend the plans to show access and egress from Owen Street, with an amended red line to connect to Deans Gate (i.e. adopted highways). We will also need to service notice on the owner. Can you confirm whether we able to do this under the current application?

In terms of the Police Comments we would be happy to accept:

* The surface of the car park should be even tarmac, with clear road markings and parking bays

* The whole car park should be lit to an adequate and uniform level (in line with BS 5489 - with an average lux level of 20 with a uniformity level of no less than 25%

The car park will be staffed, however the operatives will move around the applicants sites in Manchester. In terms of CCTV and the boundary treatment, we feel is onerous for a temporary consent of one year.

Kind regards,

Fiona Hunter

Planner | BArch

DD: 01603 915310

Ingleton Wood LLP

43 All Saints Green

Norwich

Norfolk NR1 3LY

T: 01603 666847

www.ingletonwood.co.uk

From: d.brettell@manchester.gov.uk [mailto:d.brettell@manchester.gov.uk]
Sent: 05 August 2013 12:02
To: Fiona Hunter
Subject: Re: 101973/FO/2013 - Chester Road Higways

Hello Fiona,

I received it last friday, and I'll speak to you late to discuss.

In summary, Highways have stated that using Great Jackson Street will create a major highway safety risk, due to the likelihood of an increased number of u-turns on Chester Road. As such, access will need to be from Owen Street.

There are a number of other issues that you should also be aware of.

Firstly, whilst I accept that your client originally wanted a three year consent, and has reduced this to two years, it will only be possible to consider a twelve month approval, in line with the BBC car park approval.

Secondly, I have now received comments from GM Police who have requested

* visually permeable railings or welded-wire mesh fencing to an approx. height of 1.5m instead of the proposed timber knee-rail

* the car park should be staffed during working hours on weekdays

* Consideration should be given to CCTV

* The surface of the car park should be even tarmac, with clear road markings and parking bays

* The whole car park should be lit to an adequate and uniform level (in line with BS 5489 - with an average lux level of 20 with a uniformity level of no less than 25%

l'll call you this pm

David Brettell
Senior Planner
City Centre Team

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Fiona Hunter <
fiona.hunter@ingletonwood.co.uk>

05/08/2013 10:51

To "d.brettell@manchester.gov.uk" <
d.brettell@manchester.gov.uk>

cc

Subject 101973/FO/2013 - Chester Road Higways

Hi David,

Have you had back any response from highways, i.e. the Great Jackson Street entance?

I am working from our Colchester Office today (01206 224270) if you need to speak to me.

Kind regards,

Fiona Hunter

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