



Memorandum

To Sue Wills

From [REDACTED]

Date 9 June 2025

Subject **142989/VO/2025**

Installation of a modular-built youth hub and community facility, including associated landscaping (Class F.2)

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT

The site is located adjacent to the adopted highway of Yew Tree Road to the east. An access road of maintained status is situated between the adopted highway and site boundary.

Yew Tree Rad has a 20mph speed limit in place.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

- o Noted that existing site has an unrestricted depot use.
- o The proposed development is likely to result in similar, if not less trips. As such, no highway concerns are expected.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes.
- o Regular bus services and Metrolink services are available within walking distance of the site.

PARKING AND ACCESS:

- o 2 disabled car parking spaces proposed.

- o Acceptable in principle.
- o Request that swept path analysis undertaken at the site access, access road and parking spaces.
- o Vehicular access to the site is gained from Yew Tree Road.
- o It is noted that an existing vehicular crossover is present in this location in order to facilitate this access.
- o Pedestrian access will be via Yew Tree Road.
- o Noted that no footways will be present on the access road.
- o Consideration will need to be given to the boundary and vegetation at the site access to ensure vehicle and pedestrian visibility.

CYCLE PARKING:

- o The Application Form confirms that 10 cycle parking spaces are in place.
- o Acceptable in principle.

BOUNDARY TREATMENTS:

- o Existing boundary treatments to be retained.
- o Acceptable in principle.

REFUSE AND SERVICING:

- o Refuse storage area is noted within the site.
- o Acceptable in principle.
- o Confirmation is requested on the waste collection point.
- o Confirmation is requested on the servicing arrangements.

EVENT MANAGEMENT PLAN:

- o It is recommended that an Event Management Plan is conditioned to any consent of the application to include the following:
- o Marshalls during large events both on and off-site.
- o Appropriate signage.
- o Manage parking on adjacent residential streets to mitigate inconsiderate parking.
- o Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan should be conditioned.

The CMP should be submitted prior to the start of works. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Highways Reference: 17151/FO/2025