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Didsbury Point – 135235/FO/2022– Condition 14 Informative for Condition Discharge

Introduction

This file note provides information to Manchester City Council (MCC) as Local Planning Authority (LPA) regarding Condition 14 of planning approval 135235/FO/2022 which states:

Within three months of the commencement of development details of a review of the signalised highway junction at The Boulevard/Princess Road and the reporting mechanism of the conclusions and recommendations of the review shall be submitted to and approved in writing by the City Council as local planning authority. The review of the junction shall be carried out in accordance with the agreed details and any alterations to the operation of the junction that are identified within the review shall be undertaken within a timescale previously agreed in writing by the City Council as local planning authority.

Reason - To ensure the efficient operation of the highway junction in the vicinity of the site pursuant to policy DM1 of the Core Strategy.

As the aim of the SCOOT review is to consider adaptations of the signal-controlled junction that may be required to accommodate development traffic, this review cannot be carried out within three months of commencement of the development as set out in the condition, as it needs to take place once the development is occupied.

Civic Engineers has engaged with TfGM to understand the scope and timescales of the review. This is set out below:

SCOOT Review Overview

The SCOOT review involves two parts:

1. Re-validating SCOOT on site – this is the method used to ensure that SCOOT is correctly representing the operation of the junction and involves site visits to assess the operation of SCOOT.
2. Once this is complete the operation of the junction will be assessed using the SCOOT monitoring log. The key metric that is being assessed is whether the impact of the extra traffic from the junction has increased the levels of congestion such that the junction operates over maximum practical capacity – i.e. about 90 per cent degree of saturation.

Timescales

The review will take approximately 2 weeks to complete, and will be carried out when the development is at full occupation. This is expected to be in March 2026, however, TfGM should check with the Developer or Agent before carrying out the review, in case this is delayed.

Output

TfGM will produce a report covering the above to MCC's development control team with recommendations. Note that the recommendations will not include any change to the layout of the junction. Next steps would be determined when the output of the study is understood.