MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

Telephone: [redacted]

Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Jennifer Atkinson
From	[redacted]
Date	28 August 2024
Subject	**140789/JO/2024** **Variation of planning permission 123261/FO/2019 to reconfigure internal floorspace, alteration to the residential numbers and mix together with the size of the commercial floorspace, elevational alterations and alterations to landscaping and car parking layout and numbers**

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

CONTEXT

Variation of planning permission 123261/FO/2019 to reconfigure internal floorspace, alteration to the residential numbers and mix together with the size of the commercial floorspace, elevational alterations and alterations to landscaping and car parking layout and numbers at Arundel Street, Manchester, M15 4FQ.

HIGHWAYS RESPONSE

The proposals will result in the car parking below Block A being omitted, which will result in the reduction of 6 car parking spaces (25 - 31). Additionally, the bin store has been altered to provide more efficiently planned cycle parking spaces, an increased commercial floor space and introduction of resident's amenity.

The number of apartments will remain the same as those approved in the previous scheme (355 apartments). The building known as 'DOT building' is now proposed to accommodate 11 apartments.

The number of parking spaces within the proposed development will reduce by 6 spaces, 31 to 25. Drawing '085744-CUR-XX-XX-D-TP-05003' demonstrates that a large car can access the updated car park arrangement. Highways have no objections in principle.

Vehicular, cycle and pedestrian access will continue to be provide as per the approved scheme.

Servicing will be provided as per the approved scheme. The updated TA has confirmed that the recently implemented CPZ will not have any impact the proposed servicing strategy. Drawing '085744-CUR-XX-XX-D-TP-05001' demonstrates that a large refuse vehicle can access both loading bays.

Drawing 085744-CUR-XX-XX-D-TP-05002 demonstrates that a 7.7m fire tender, as per the updated fire strategy proposals, can safely manoeuvre the site.

The previously approved Transport Statement provide a trip generation exercise for the 357 dwellings. The assessment anticipates 24 two-way trips in the AM peak and 31 two-way trips in the PM peak and when compared with the existing use the overall impact of the development was deemed negligible.

The updated proposals will result in a small increase in the number of dwelling (366) and the proposed parking across the site has been reduced to 25 spaces. The updated TA concludes that the vehicular trip demand to/from the site will therefore reduce.

It is agreed that the traffic impacts in the approved TS are still relevant and applicable.

The updated scheme will provide 25 car parking spaces, of which 2 are disabled, which represents a ratio of 12%. This is acceptable to Highways. The spaces will be located within the ground floor internal courtyard.

The updated scheme will provide 1:1 secure cycle parking. The U-shaped building will provide 4 cycle stores at ground floor level and the refurbished DOT building 11 cycle parking spaces within the building. This is acceptable to Highways.

An updated Framework Travel Plan has been produced. This is acceptable to Highways.

Overall, Highways are satisfied with the proposed updated scheme and have no objections in principle.

Highways Reference: 16108/VAR/2024