



RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

From [REDACTED]
Date Tue 15/07/25 4:26 PM
To Steven Mccoombe [REDACTED]

Hi Steve,

The access will operate as priority access and the model suggests that this will have an RFC of less than 0.85% and therefore operate well within capacity. TfGM did not request any mitigation along Hollinwood Avenue in their response. It is noted that the proposed Lidl on Victoria Avenue East was asked to provide a CCTV on the Greengate roundabout in order to access queuing.

Therefore, we do not expect anything in relation to traffic signals. We just expect the applicant to reconfigure the access to mitigate against any safety concerns for pedestrians. Therefore, they will need to reconfigure the access to still allow for the largest anticipated vehicle to access and egress, but also accommodate a pedestrian refuge. This will also require an updated swept path analysis to be undertaken.

Many thanks,



[REDACTED]
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00



Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



Out of Office: Friday 18th July

Annual Leave:

From: Steven Mccoombe [REDACTED]
Sent: 15 July 2025 15:04
To: [REDACTED]
Subject: Re: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

Thanks [REDACTED]

Are any details required in terms of the junction or traffic signals?

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
[REDACTED]

www.manchester.gov.uk

From: [REDACTED]
Sent: 15 July 2025 2:46 PM
To: Steven Mccoombe [REDACTED]
Subject: RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

Hi Steve,

Thanks for sending the updated comments across. Please see Highways updated comments below:

FURTHER HIGHWAYS COMMENTS 15TH JULY 2025:

A Transport Technical Note has been submitted.

Car Parking:

- Car parking accumulation has been provided.
 - Noted that TRICS data has been used as part of the assessment.
 - This is acceptable to Highways.
 - Weekday and Saturday assessment undertaken.
 - Noted that maximum car park occupancy is 51 during the weekday.
 - Noted that maximum car park occupancy is 68 on a Saturday.
 - Therefore, it is noted that the 106 proposed car park spaces should cater for parking demand associated with the development.
 - Noted that some seasonal events could lead to increased parking, and the above suggests spare capacity to cater for these seasonal events.

Disabled Parking Spaces:

- Thank you for confirming an additional 1.2m hatched clearance.
- The plan demonstrates that standard parking spaces are within MCCs minimum standards – thank you
- Drawing '3607/P408 Rev G – Proposed GA Site Plan' details the updated parking spaces.
- This is acceptable in principle.

Cycle Parking:

- The Technical Note confirms that 14 cycle parking spaces will be provided.
 - This is welcomed by Highways and acceptable in principle.
- Drawing '3607/P408 Rev G – Proposed GA Site Plan' confirms that staff cycle parking is secure and sheltered.
 - This is acceptable to Highways in principle.

Stage 1 Road Safety Audit:

- An independent Road Safety Audit has been undertaken by Six:Ten on Thursday 26 June 2025 between 11:15hrs and 12:00hrs.
- The weather was recorded as overcast and the carriageway surface was damp.
- During the site visit, traffic movements in the vicinity of the proposed highway works were moderate with some pedestrian and cyclist/scooter movements observed.
- No concerns raised in regard to general road safety, local alignment, traffic signs, carriageway markings and lighting or junctions.
- One concern noted in terms of impact to walking, cycling and horse riding.
 - Concern with excessive crossing width may increase the risk of vehicle/pedestrian collisions.
 - RSA recommended that the proposed junction layout is amended to remove this potential road safety issue.
 - Note that Designers Response states that no accidents have been recorded and they disagree that a 14m crossing is not too wide.
- MCCs Statutory Approvals Team states that the maximum permissible crossing distance they work to is 10m. Therefore, as per the Road Safety Audit Highways requests that the junction layout is amended to remove the potential road safety issue.
- As noted in initial comments Highways works should include:
 - The resurfacing of footways on Hollinwood Avenue.
 - TRO refreshment on Hollinwood Avenue.
 - Double yellow lines at the site access.
- As noted in initial comments all design will be subject to a S278 agreement and detailed design.

As per Highways initial comments the following should be noted:

- It is unclear which period has been used for accident data. Note that it should at least be up to the first 6 months of 2024.
- EV Parking should be Should be a minimum of 22kW.
- It is requested that servicing / deliveries take place outside of the peak hours where possible.
- It is requested that a Service Management Strategy is in place and conditioned.
- Details are requested on the proposed waste storage and waste collection arrangements.
- It is requested that a Waste Management Strategy is in place and conditioned.

Many thanks,



Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00



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POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



Out of Office: Friday 18th July

Annual Leave:

From: Steven Mccoombe [REDACTED]
Sent: 10 July 2025 10:13
To: [REDACTED]
Subject: Fw: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

[REDACTED]

Following your previous consultation response, Please see attached for your further comments.

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED]
Sent: 10 July 2025 9:53 AM
To: Steven Mccoombe [REDACTED]
Subject: RE: Proposed Lidl foodstore - 440 Hollinwood Avenue, Moston - 142670

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Hi Steve,

Please find attached Highways Note in response to Highways' comments. The Stage 1 RSA is appended to this note but I can provide it as a separate document if required.

I have attached an updated site plan reflecting Highways' comments, including additional cycle hoops and staff cycle parking. This plan will be updated following the additional landscaping so please upload this version to the portal when received, but happy for you to consult Highways with the attached.

I have also attached the updated PEA and BNG documents following the landscaping/arb changes. The scheme is at a -51.33% loss, so Lidl will purchase the required off-site credits.

Please could you confirm whether you are waiting for any other responses to comments from ourselves?

Kind regards,

[REDACTED]
BSc (Hons) MSc MRTPI
Senior Planner
Planning

Rapleys LLP



York House, York Street, Manchester M2 3BB



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