



Memorandum

To Carl Glennon

From Syed Rahi

Date 24 September 2025

Subject **143932/FO/2025**

Change of use from Class C4 House in Multiple Occupation to a Sui Generis 9-bedroom 9-person Large House of Multiple Occupation together with associated works including basement conversion and loft conversion with rear roof dormer extension

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 Thurlby Street, with adoption extending to the back of the footway.

There are existing on-street parking bays, adjacent to the site, along Thurlby Street. These are subject to limited waiting 3 hours, no return within 4 hours Mon-Fri 8am-6pm except for residents with permits.

HIGHWAYS RESPONSE:

It is understood that the property is currently a 5-bed HMO. The proposal for the property is to increase occupancy to a 9-bed HMO.

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

TRIP GENERATION:

The level of trips generated is not anticipated to be significant and as such no highways concerns are expected.

SITE ACCESSIBILITY:

The site is reasonably accessed by sustainable modes. Regular bus services are routed within a short walking distance from the site.

PARKING AND ACCESS:

There is no on-site car parking associated with the development.

Vehicular demand associated with additional future residents are anticipated to contribute to the level of vehicles parked on-street.

Pedestrian access will continue to be provided from Thurlby Street.

*A basement access stair is to be installed to the rear - Confirmation is required that this is located within the site red-line boundary.

CYCLE PARKING:

A covered and secured cycle store is proposed at basement level.

9no. cycle parking spaces (100% provision) is to be provided - Acceptable to Highways.

BOUNDARY TREATMENTS:

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

BASEMENT EXCAVATION:

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

TRAVEL PLAN:

A Travel Plan has been provided - This is welcomed by Highways.

It is recommended that the Travel Plan is conditioned and attached to any planning permission that may be granted.

REFUSE AND SERVICING:

A refuse storage area is noted within the site - Acceptable in principle.

Plans indicate that refuse bins will be relocated to Thurlby Street for kerbside collection.

Refuse bins must be relocated immediately by residents following collection.

CONSTRUCTION MANAGEMENT:

Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Highways Reference: 17584/FU/2025

