
RE: 143164/FO/2025- Albert Bridge House Highways Comments

From [REDACTED]
Date Thu 04/09/2025 08:31
To Angela Leckie [REDACTED]

Morning Angela,

Good to speak to you earlier. Please find Highways comments below.

Are you happy to send these across to Curtins, or do you want me to send across a copy of our response?

FURTHER HIGHWAYS COMMENTS 4TH SEPTEMBER 2025:

ACCIDENT DATA:

- Thank you for confirming.
- It is requested that data from 2024 is including in the assessment period.

DELIVERY CYCLE PARKING:

- Response noted.
- Provision of cycle parking within the public realm acceptable in principle.

CYCLE PARKING:

- Thank you for confirming that cycle parking will be well lit and covered by CCTV. This is welcomed and acceptable to Highways.
- Noted re. cycle repair stand. This is welcomed by Highways.

TRO:

- In relation to comments re. TRO's it is requested that an assessment is undertaken to understand if any refreshment is required as part of the application.
- Additionally, any updated plans should consider whether TROs will be required at access / egress points to the site, any potential proposed on-street disabled bays and the proposed loading bay. This can form part of the S278 agreement/works.

STAGE 1 ROAD SAFETY AUDIT:

- Site visit undertaken on 18th August 2025.
 - Noted weather was overcast, warm and road surface dry.
 - Noted that traffic flow was heavy and many pedestrians and cyclists observed.
- 3 problems noted.
 - Problem 4.1: potential for restricted visibility to the right for traffic exiting the proposed development.

Recommended that visibility splay to the left and right are clear of obstructions by relocating the bus stop away from the visibility splays and restricting on-street parking.

MCC Response: the relocation of the bus stop would have to be discussed with TfGM Shelters Team.

Noted that the potential redesign to the access / egress point to the car park is being reviewed. The above can be discussed once the assessment of the potential access/egress point is completed.

- Problem 4.2: possible low speed conflict on Bridge Street due to the existing refuge on Bridge Street.

Recommended that applicant ensure that if a right turn is to be in place that the refuge will not cause issues.

MCC agree with the above recommendation.

Noted in the Designers Response Curtins will add signage to indicate that No Right Turns are allowed from the access. This is acceptable to Highways.

Noted that the above layout is subject to further potential design options.

- Problem 4.3: potential for vehicle and pedestrian conflict at the access/egress to car park

S1 RSA requested swept path analysis of car park.

Swept path analysis of large car noted in Appendix C (Drawing: 86313 CUR XX 00 D TP 5003 Rev P01 / Swept Path Analysis Large Car).

Noted that manoeuvres can be tight with some overhang on the hatched area, but acceptable in principle. Subject to detail design appraisal at S278 stage.

UPDATED ACCESS LAYOUT:

- MCC Highways (including the Design Team) and Curtins met on 3rd September to discuss the impact of the proposals on MCCs Bridge Street works.
- Curtins to reassess the access/egress options to the car park and provide updated proposal plans and swept path analysis.
- Please could the applicant consider relocating any of the proposed disabled parking to be lost due to the updated proposals.

TAXI RANK IMPACT:

- MCC Highways requests that Curtins engage with the Design Team on the impacts to the proposed taxi ranks on St. Marys Parsonage as these fall under the Bridge Street works.
 - Agree with discussion on call (3rd September) that the proposed number of spaces should be retained and none lost due to the proposals.

LOADING BAY ON ST MARYS PARSONAGE:

- MCC to discuss with Statutory Approvals Team re. the loading bay dimensions / potential for a flushed loading bay. Response to be provided in due course.
- Noted re. swept path analysis to be provided – once received MCC Highways will review and provide a response.

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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From: Angela Leckie [REDACTED]
Sent: 29 August 2025 07:27
To: [REDACTED]
Subject: Fw: 143164/FO/2025- Albert Bridge House Highways Comments

Hi [REDACTED]

Further responses on Highways comments see below and attached

Best Wishes
Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) [REDACTED]

Tel (Internal) [REDACTED]

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 5th -16th Sept

From: [REDACTED]
Sent: 28 August 2025 16:46
To: Angela Leckie [REDACTED]
Cc: [REDACTED]
Subject: Fw: 143164/FO/2025- Albert Bridge House Highways Comments

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Hi Angela

Please see below and attached FYI.

Thanks