



Memorandum

To Sue Wills

From [REDACTED]

Date 27 June 2025

Subject 143085/FO/2025

Erection of 106 no. residential dwellings (C3 Use Class) with associated access, landscaping, parking and other works

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 Hinchley Road to the south and Caspian Road to the east.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

Proposed Development:

- o Proposed trips derived using TRICS database 'Residential - Houses Privately Owned'.
- o Proposed development forecast to generate 55 two-way trips in the AM peak and 53 two-way trips in the PM peak.

Capacity Assessments:

- o PICADY assessment undertaken of the Hinchley Road / Site Access.
- o Analysis indicates that the junction is forecast to operate efficiently in 2030 in the AM and PM peaks.

HIGHWAYS SAFETY:

- o It is requested that the Transport Assessment undertakes accident analysis for the most recent 5 years.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes.
- o Regular bus services and railway services are available within walking distance of the site.

OFF-SITE HIGHWAYS WORKS:

- o Drawing '809380/HR-AMP-01 - Adoption & Management Plan' confirms that the sites internal roads and footways are to be adopted.
- o The roads will be 5.5m in width and footways 2m in width and on both sides of the carriageway.
- o The adoption will need to be carried out under a S38 Agreement (Highways Act 1980) to ensure that all elements of new highway infrastructure are constructed to acceptable and adoptable standards. This includes; layout, drainage, street-lighting, surfacing, stats etc.
- o It is requested that dropped kerbs and tactile paving is installed at the two access points on Hinchley Road and Caspian Road.
- o It is requested that internal crossing points are installed. As above these should have dropped kerbs and tactile paving.
- o Request that footways along the site boundary are resurfaced as part of the S278 agreement where appropriate.
- o Request that the applicant consider installing a road hump between Hinchley Road / School access and the proposed most western most access
- o Request that the applicant install TROs at Hinchley Road junction with school access to ensure no inconsiderate parking impacting upon the school access.
- o Request that a Stage 1 Road Safety Audit is undertaken of the internal proposals and proposed access points.

PARKING AND ACCESS:

Proposed Accesses:

- o Two access points proposed from Hinchely Road Lane and one access from Caspian Road.
 - o Drawing '4721-F01 Rev A / Proposed Site Access' demonstrates that 2.4m x 43m visibility splays are achievable at the proposed access points.
 - o Drawing '4721-SP01 Rev A / Swept Path Analysis MCC Refuse Vehicle' and Drawing '4721-SP02 Rev A / Swept Path Analysis Fire Tender' demonstrates that an MCC waste vehicle and fire tender can access, manoeuvre and egress the proposed access points and internal road.
 - o Acceptable in principle.
- Designs will be subject to detailed design at S278 stage.

Internal Layout:

- o Internal road will have a minimum carriageway width of 5.5m with 2m footways on both sides of the carriageway.
- o Raised table are incorporated throughout the site to minimise vehicle speeds and provide pedestrian crossing points.
- o This is acceptable to Highways. Designs will be subject to detailed design at S278 stage.

- o Request that TROs are in place at the site access and turning head to reduce inconsiderate parking.

Parking:

- o A minimum of 1 parking space is provided for each property.
- o This is acceptable in principle.
- o Noted that plots 89 - 87 parking spaces are situated close to one another.
- o Please note that Highways would have concern with anything greater than a double dropped kerb and therefore an upstand should be in place between each properties parking.
- o Consideration should be given to the depth of the dropped kerb for the driveways in this location. It is recommended that this is discussed with MCCs Statutory Approvals Team during detailed design discussions.
- o H-bars are recommended at proposed driveways on Hinchely Road.
- o 4 visitor parking spaces noted throughout the site.
- o This is acceptable in principle.

EV CHARGING:

- o Plans suggest that each property will have an EV charging unit.
- o This is acceptable to Highways.

CYCLE PARKING:

- o Drawing '809380/HR-CSP-01 - Cycle Storage Plan' details that plots with garages will have cycle store within the garage.
- o Plots without garages will have a cycle store within the curtilage of the site.
- o This is acceptable to Highways.

BOUNDARY TREATMENTS:

- o 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.

REFUSE AND SERVICING:

- o Designated refuse storage has been accommodated for each individual dwelling with kerbside collection noted from the internal road.
- o A turning head is proposed outside properties 29-33.
- o Drawing '4721-SP01 Rev A / Swept Path Analysis' demonstrates a refuse vehicle can enter, manoeuvre and egress the site.
- o This is acceptable in principle.
- o TROs will be needed to ensure refuse vehicles can manoeuvre throughout the site.
- o A Waste Management Strategy and Service Management Strategy should be in place and be conditioned.

TRAVEL PLAN:

- o A Framework Travel Plan has been provided as part of the application.
- o The Framework Travel Plan is acceptable in principle.

- o The development, submission, implementation and monitoring of the Travel Plan should be included in the conditions of any planning consent.

CONSTRUCTION MANAGEMENT:

A Construction Environmental Management and Demolition Plan has been prepared.

A Construction Management Plan should be conditioned.

The CMP should be submitted prior to the start of works. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

SUGGESTED CONDITIONS:

- o EVC
- o Cycling
- o Off-Site Highways Works:
- o Site access points (including dropped kerbs and tactile paving)
- o TROs at site access and turning heads
- o TROs at Hinchley Road junction with school access
- o Dropped kerbs to driveways on Hinchely Road
- o H-Bars at driveways on Hinchely Road
- o Resurfacing of footways bounding the site
- o Installation of road hump on Hinchley Road
- o Internal pedestrian crossing areas
- o Waste Management Plan
- o Service Management Plan
- o Travel Plan
- o CMP

Highways Reference: 17194/FO/2025