



RE: 142464 Fw: Riverpark Road : Manchester

From [REDACTED]
Date Thu 16/10/2025 14:31
To Jennifer Atkinson [REDACTED]

Hi Jen,

I hope you are well. Thanks for your email and sending the updated RSA through – much appreciated. Please see Highways response below.

FURTHER HIGHWAYS COMMENTS 16TH OCTOBER 2025:

Highways have received a Stage 1 Road Safety Audit Designer's Response (Curtins Ref: 085926-CUR-XX-XX-T-TP-00004 / P02).

The Designers Response states that an updated Road Safety Audit was undertaken based on the updated proposals / layout on Riverpark Road. This is welcomed by Highways.

Noted that on problem was raised in terms of lack of appropriate dropped kerbs/tactile paving crossing facilities should be provided at site access junctions and within the wider internal network. The Designers response confirms that this has been noted and will be picked up as part of the detailed design stage. This is acceptable to Highways.

The updated Transport Note (Curtins Ref: 085926-CUR-XX-XX-T-TP-00005-P01) dated 07 July 2025 states that swept path analysis was undertaken of a 16.5m vehicle at the updated Riverpark Road / Briscoe Lane & Riverpark Road / Bank Bridge Road junction. Please could a copy of this tracking be provided to Highways.

Many thanks,

[REDACTED]

[REDACTED]
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 7th November

Annual Leave: Monday 10th November – Monday 17th November

From: Jennifer Atkinson [REDACTED]
Sent: 13 October 2025 11:36
To: [REDACTED]
Subject: 142464 Fw: Riverpark Road : Manchester

Hi both

Please see attached the RSA for Riverpark. Can you let me know if you have any further comments on this.
thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
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From: Ellie Philcox [REDACTED]
Sent: 10 October 2025 18:00
To: Jennifer Atkinson [REDACTED]
Subject: FW: Riverpark Road : Manchester

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Jen,

Thanks again for your feedback on the Riverpark Road proposals.

By way of an update, please see below an email from Mark Waite at Kellen Homes on the development of the various design elements in the past couple of days following your feedback. I should hopefully be able to provide a further update, including an updated boundary treatment plan and apartment elevation details on Monday.

The updated Road Safety Audit is attached.

Have a good weekend.

Thanks,
Ellie

Ellie Philcox MRTPI PISEP
Director



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From: [REDACTED]
Sent: 10 October 2025 16:51
To: Ellie Philcox [REDACTED]
Cc: [REDACTED]
Subject: Riverpark Road : Manchester

Hi Ellie

I thought it useful to update on progress

Apartment Block Elevations

We have attached an image showing an elevation with brick detailing. We are still working on this, but I thought it useful to show you our direction of travel following the comments received. As you can see, we have introduced stacked soldier courses at the top of the building, between windows to emphasise verticality and around the entrances to make them more of a feature.

Deep Reveals

Deep reveals are proposed across all house types and apartments. The soffits on the houses will be brick. The concomitant impact has resulted in the need to increase the cavity width and therefore the foundations. This is at a cost beyond the current appraisal. Nonetheless in order to move matters on we are including this.

Brick soffits to apartments could technically be achieved, but the cost of doing them and making them structurally sound would incur cost which will make the entire scheme not financially viable.

However, we are proposing the soffits to be powder coated aluminium which will be colour matched to the window frames. Technical window drawings also in the attached document. Again, this is at significant additional cost, but we are keen to move matters on.

Boundary Treatment

As suggested, we are proposing dwarf walls and railings to all houses. The dwarf walls will be the same brick colour as the corresponding plot elevations. The boundary treatment between apartment block and the POS will likely be feature dwarf wall with brick pillars and railings and again include a hedge.

We expect to be able to send over an updated boundary treatment plan and flesh out the elevation details early next week.

I also attach the updated Road Safety Audit which we have received today.

Thanks again



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