

Our Reference: 088155-CUR-XX-XX-T-TP-00001-P02

18 September 2025

Citylabs 4.0 Gas Store – Highways Note

Introduction

Curtins has been appointed on behalf of Bruntwood SciTech to provide traffic and transportation advice in relation to the ongoing development of Citylabs 4.0 to the south of Hathersage Road, Manchester.

The Site is located to the east of the B5117 Oxford Road and is bordered by many buildings in the Oxford Road Corridor, which in turn is approximately 1.6km south of Manchester City Centre.

Manchester Oxford Road Corridor is Greater Manchester's central business and education district, and one of the largest clusters of health research, practice and commercial development. It is also home to Manchester's hospitals, Universities and Manchester Science Park. The Oxford Road Corridor is accountable for circa 20% of the city's economic output, is easily accessible and well-connected by public transport.

Curtins were appointed to support the original planning application (App Ref: 125592/FO/2019) which was granted consent in March 2020 for the following;

“Erection of a seven storey building comprising flexible Office (Use Class B1a), Research and Development (Use Class B1b) and Educational Space (Use Class D1), together with ground floor ancillary Retail uses (Use Classes A1 and A3), in addition to associated cycle parking, accessible car parking, landscaping, provision of plant and servicing and related access and highway's works, and other associated works.”

Following construction of the development, a prospective customer has identified a need for an external gas store at the site in order to facilitate future occupation.

This Highways Note has therefore been prepared to demonstrate to Officers at Manchester City Council that the proposals to incorporate an external gas store within the boundary of the site would not result in a severe impact on the existing access strategy or operation of the surrounding highway network.

Existing Access Strategy

Vehicular access and egress at Citylabs 4.0 is achieved via Hathersage Road with a one-way access arrangement around the perimeter of the building operating in a clockwise direction.

Access is achieved to the east of the building with vehicles accessing the rear, where two disabled car parking bays are provided and the majority of servicing and deliveries take place.

A loading only lay by is also provided along the Hathersage Road site frontage for more frequent deliveries and pick up/drop offs.

Proposed Gas Store Arrangement

The proposed scheme seeks to incorporate dedicated space for gas storage within the site boundary in order to facilitate potential future occupier requirements.

Figure 1 provides an extract of the proposed site plan prepared by Sheppard Robson with the locations of the proposed gas storage identified by red hatching. The full drawing is included as **Appendix A**.

The proposed gas storage facilities would be located on the inside of the access road and attached to the main building for safety and security purposes.

The image contains two architectural drawings of a gas store, labeled 'Typical Gas Store Section' and 'Typical Gas Store Elevation'.

Typical Gas Store Section: This cross-section drawing shows the internal components of the gas store. It includes a 'Metal curtain wall panel to rear of gas store', a 'Gas manifold and connection detail to specialist design', a 'Proprietary metal framed gas store', and the 'Front face of gas store clad with dark grey expanded mesh'. Inside, there are 'Gas cylinders (size varies) - design and arrangement by specialist'. The store is situated on a 'Service road' with 'Bollards at kerb edge to protect gas store'. A dashed line indicates the 'AOO 38 750 m' level relative to the '00_Ground Floor'.

Typical Gas Store Elevation: This elevation drawing shows the exterior of the gas store. It features a grid of three columns and three rows, with the top row labeled '1' and the middle row labeled '3'. The store is clad in 'dark grey expanded mesh'. The height of the store is indicated as '2000 Approx.' on the right side. The drawing also shows the 'AOO 38 750 m' level relative to the '00_Ground Floor'.

Figure 2: Typical Gas Storage Elevations

In order to ensure that appropriately sized vehicles are able to access each storage facility, Curtins liaised with the anticipated supplier (BOC UK) who confirmed that the delivery vehicles would be no larger than a standard 10m design rigid vehicle.

Curtins has therefore completed a vehicle swept path analysis for a 10m rigid and a 11.2m refuse vehicle access the site and navigating the internal access arrangement without conflict with the proposed gas storage locations.

Both drawings are provided within **Appendix B**.

It is understood that gas deliveries would be completed only two times per week. The number of deliveries would be accommodated within the existing servicing strategy and coordinated so that vehicles arriving on site do not conflict with other operations. The scheme would therefore have no adverse impact on site operations or the operation of the local highway network.

It is proposed that deliveries would be coordinated with the servicing/waste management team to ensure that vehicle movements around the site do not conflict.

Given the low frequency of deliveries per week, the risk of any vehicle conflict will be minimal and the proposals to incorporate gas storage within the site will not result in a severe impact on the highway network.

Summary and Conclusions

Curtins has been appointed on behalf of Bruntwood SciTech to provide traffic and transportation advice in relation to the ongoing development of Citylabs 4.0 to the south of Hathersage Road, Manchester.

The proposed scheme seeks to incorporate dedicated space for gas storage within the site boundary in order to facilitate potential future occupier requirements.

Curtins have liaised with the future gas supplier and established through detailed vehicle swept path analysis that appropriate vehicles can safely access/egress the site without conflict.

It is therefore determined that the proposals to incorporate external gas storage at Citylabs 4.0 will not result in a severe impact on the highway network.

CITY
LABS
2.0

THE BOULEVARD

RONALD MCDONALD
HOUSE

HATHERSAGE ROAD

DROP OFF

IQ
STUDENT
HOUSING

QPARK ENTRANCE

WINNICOTT
CENTRE

Vehicular
access gate

DEVELL
HOUSE

CITYLABS 4.0

MELROSE
APARTMENTS

Vehicular
access gate

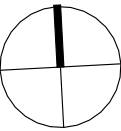
ST. GABRIELS
HALL

WIMSLow
PARK HOUSE

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DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in test, on the drawing.



Site Boundary

NOTES:

Site boundary taken from title deeds.
GM 778840 – Winnicott Centre, 195 Hathersage Road, Manchester, M13 0JE.
GM 864109 – 195 Hathersage Road, Manchester, M13 0JE.
Ownership is the same identity being Manchester university NHS Foundation Trust.

LEGEND

- 1m Minimum gas storage boundary
- 5m Minimum flammable gas storage boundary
- Proposed gas store location

REV.	DATE	AMENDMENT
P01	10/09/2025	ISSUED FOR PLANNING
P02	19/09/2025	ISSUED FOR PLANNING

KEYPLAN

CLIENT

Bruntwood SciTech

SHEPPARD ROBSON

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PROJECT
City Labs 4.0 - External Gas Store

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As indicated	28/08/2025	LM	NS	NS

Planning
Proposed Site Plan

Stage 2

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	10205
DRAWING NO.	REV.	
10205-SRA-ZZ- 00	DR · A · 02199	P02



THE BOULEVARD

HATHERSAGE ROAD

DROP OFF

WINNICOTT CENTRE

Vehicular access gate

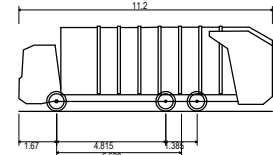
CITYLABS 4.0

Vehicular access gate

- GENERAL NOTES:
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 - DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
 - FOR GENERAL NOTES REFER TO DRAWING.
 - THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND NOT SUITABLE FOR CONSTRUCTION PURPOSES
 - BASED ON OS MAPPING PROVIDED BY SHEPPARD ROBSON
 - BASED ON SHEPPARD ROBSON'S SITE LAYOUT DRAWING REF.: "10205-SRA-ZZ-00-DR-A-02199"

KEY: — RED LINE BOUNDARY (PROVIDED BY SHEPPARD ROBSON)

VEHICLE PROFILE:



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
Overall Length 11.50m
Overall Width 2.50m
Overall Body Height 2.15m
Max Body Ground Clearance 2.00m
Max Wheel Lock to Lock 4.00m
Kerb to Kerb Turning Radius 9.50m

P04	Site layout updated	24/09/25	MQ	AT
P03	Site layout updated	23/09/25	MQ	AT
P02	Site layout updated. Minor update	08/09/25	MQ	AT
Rev:	Description:	Date:	By:	Chkd:

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Status:	PRELIMINARY		
Project:	CITYLABS GAS STORAGE		
Dwg Title:	SWEPT PATH ANALYSIS 11.2m REFUSE VEHICLE		
Drawn By	MQ	Designed By	MQ
		Checked By	AT
	Date	18/08/25	Scales @ A1 1:200
Project No - Originator - Function - Spatial - Form - Discipline - Number			Revision
88155 - CUR - XX - 00 - D - TP- 05001			P04

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THE BOULEVARD

HATHERSAGE ROAD

DROP OFF

WINNICOTT CENTRE

Vehicular access gate

CITYLABS 4.0

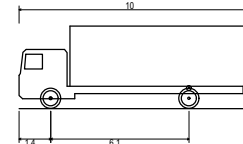
Vehicular access gate

FTA Design HG Rigid Vehicle (198)

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KEY: RED LINE BOUNDARY (PROVIDED BY SHEPPARD ROBSON)

VEHICLE PROFILE:



FTA Design HG Rigid Vehicle (198)
Overall Length 10.000m
Overall Width 2.500m
Overall Body Height 3.000m
Min Body Ground Clearance 0.400m
Track Width 2.400m
Lock to lock time 3.00s
Kerb to Kerb Turning Radius 11.000m

P04	Site layout updated	24/09/25	MQ	AT
P03	Site layout updated	23/09/25	MQ	AT
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Status:	PRELIMINARY		
Project:	CITYLABS GAS STORAGE		
Draw Title:	SWEPT PATH ANALYSIS 10m RIGID		
Drawn By	MQ	Designed By	MQ
Checked By	AT	Date	18/08/25
Project No - Originator - Function - Spatial - Form - Discipline - Number	88155 - CUR - XX - 00 - D - TP- 05002		Revision
		P04	

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