
RE: 142535 - Stocktons, 140 Great Ancoats Street

From [REDACTED]
Date Wed 13/08/2025 16:19
To Lucy Harrison [REDACTED]
Cc [REDACTED]

Hi Lucy,

I hope you are well. Thanks for your email and sending the Technical Note across. Please find Highways response below:

FURTHER HIGHWAYS COMMENTS 13TH AUGUST 2025:

A Transport Response Note has been submitted.

Highway Safety:

Thank you for confirming. This is acceptable to Highways.

Disabled Bay:

Noted – thank you.

On-Street Parking Bays:

Highways would accept an acceptable worded condition. However, it must be ensured that a through assessment is undertaken on the highway network, engineering drawing provided, Stage 1 Road Safety Audit and necessary TRO assessment undertaken. Highways would not progress the condition until a full assessment has been undertaken.

Please note that a relocated P&D will also be subject to costs.

Highways are satisfied to apply the P&D parking revenue commuted sum condition is P&D is lost.

Pedestrian Crossing:

It should be noted that the signalised crossing arrangement and suggestion of the relocation of the signals was put forwards within the TA.

Please note that Section 5.42 of the TA states *“the existing pedestrian crossing on Store Street would be only 16m away from the proposed access point on this road, and therefore MCC could consider relocating it to the bellmouth of the junction with Great Ancoats Street, where there is already an informal, uncontrolled crossing point.”*

And Section 7.7 of the TA stated *“the signalised crossing on Store Street would be around 16m to the east of the proposed site entry access point and therefore it may need to be relocated too.”*

Therefore, Highways would be satisfied with the existing crossing remaining in its current location – subject to the requested S1 RSA.

Please note Highways request for a Stage 1 RSA to be undertaken of the proposals.

TfGM & ATE Comments:

Noted. Thank you.

Street Lighting:

Recommend that an appropriate condition is in place and the applicant engage with MCCs Street Lighting Team.

Travel Plan:

Noted. Thank you.

Cycle Parking:

Thank you for confirming that a minimum of 5% of the total cycle spaces in each storage area will be designed to accommodate non-standard/adapted cycles. This is welcomed and acceptable to Highways.

Thank you for confirming that short stay visitors cycle parking will be accommodated on-site. This is acceptable to Highways. This should be conditioned.

Noted re. bike docking stations. It is recommended that the applicant monitor the use of the docking stations and when necessary engage with TfGM on the installation of Beryl bikes.

Public Realm & Landscaping:

Noted. Thank you.

Refuse & Servicing:

Noted. Thank you.

CMP:

Noted. Thank you.

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 15th August & Thursday 28th August

Annual Leave: Friday 29th August – Monday 1st September

From: Lucy Harrison [REDACTED]
Sent: 12 August 2025 10:56
To: [REDACTED]
Subject: Fw: 142535 - Stocktons, 140 Great Ancoats Street

Hi [REDACTED]

Further to Highway's and TfGM comments on the above application, please see the attached Transport Note in response. I should be grateful for your response.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]

<http://www.manchester.gov.uk>