



Memorandum

To David Lawless

From Syed Rahi

Date 8 July 2025

Subject 143180/FO/2025

Retention of engineering works comprising: removal of part of landscape boundary strip to create a loading bay for use in association with the parking and servicing of retail and commercial units at Lansdown House; installation of structures and signage associated with the operation of a pay and display management of the existing car parking and servicing; together with retention realignment of kerb-lines at the entrances

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT:

The site is bound by Wilmslow Road to the east, South Road to the north, Dene Road to the south and Plowley Close to the southwest.

Wilmslow Road, South Road and Dene Road is adopted with Plowley Close unadopted.

No Waiting At Any Time restriction is present on South Road.

No Waiting At Any Time and No Loading At Any Time restriction is present on Wilmslow Road and Dene Road.

Dene Road is subject to a 2-tonne weight restriction.

There is an existing access point off South Road and Wilmslow Road that leads onto the internal unadopted one-way road. Vehicles exit the site via the exit-only junction onto Dene Road.

HIGHWAYS RESPONSE:-

It is understood that this is a retrospective planning application.

It is noted that the works comprises of the following:

- Removal of part of landscape boundary strip to create a loading bay ;
- Installation of structure and signage associated with the operation of a Pay & Display management of the existing car park;

- Retention of repairs to parking surface; and
- Realignment of kerb-line at entrances

The landscape boundary strip to the southern end of the site is removed for a loading bay. This appears to be demarcated - Confirmation is required.

The location of the structures and signages associated with the car parking appears to not affect vehicular and pedestrian movement. This is acceptable in principle.

Proposed plans indicate that the access point from South Road and Wilmslow Road is to be realigned.

Observation indicates that the works involving the realignment of the kerb line encroaches onto the adopted South Road and Wilmslow Road. It is unclear whether the adopted South Road and Wilmslow Road has been affected alongside existing TROs and the tactile paving present at the South Road/Wilmslow Road junction and at the site access/Wilmslow Road junction - Confirmation is required.

The applicant will be required to enter into a S278 agreement for any alterations to the existing highway and is funded at the applicant's expense.

Highways Reference: 17221/FO/2025