



Sister Plot C- 143024/FO/2025 - Highways Summary

From [REDACTED]
Date Fri 04/07/2025 17:13
To Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

1 attachment (456 KB)

App 1 - 210669T-MCC-ES-1200-001-A4 Landscape.pdf;

Hi Jen

I have provided a summary of the the key Highways comments on Sister – thought best to summarise rather than integrate into the full Uniform memo:

- Lack of crossing facility across London Road and no defined timescales for implementation as part of the IDM masterplan. Note I am awaiting feedback from other Highways teams regarding options to provide a facility in the vicinity – I believe this has been reviewed previously by MCC Highways.
- Closure of Altrincham Street with no turning facility at the southern end of Echo Street: I have obtained a copy of the updated S278/TRO highways works plan for the approved development at Echo Street [136874/FO/2023](#) which has a loading bay and P&D bays along Echo Street. I understand these works are scheduled for implementation from Nov this year. I can't see how safe access/egress would be facilitated from Granby Row. The TS for Sister states that approval for the Echo Street site was based on vehicles reversing down Echo Street due to acknowledged future closure of Altrincham Street – I need to look into this – but this arrangement is not ideal based on the current TRO plan.
- Proposed disabled bay to south of Echo Street: I have safety concerns given that users of this bay would need to undertake 3-point turn reversing manoeuvre to egress. Furthermore, a parked car at this location would restrict any cyclists wishing to route between Echo Street and the Altrincham Street cycleway.
- Section 2.8 of the TA acknowledges that cycle routes in the area are of variable quality/intermittent (i.e. Sackville Street) although no improvements are proposed.
- Clarification required regarding tie-in of London Road ped/cycleway with Altrincham Street/London Rd to the north and existing provisions/London Road to the south. Clearer plans required.
- Request clearer plans showing location of bollards and set-back from London Road at new Mill Street access and Altrincham Street. Plans should also show at least 2m pedestrian routes retained around the site.
- I have concerns that provision of delivery/taxi bays (with unrestricted access) from London Road would attract other taxis not associated with the proposals, therefore resulting in potential congregation of taxis and additional movements into/out of the new London road junction.
- Dimensions of proposed Mill Lane disabled bays should be shown.
- Note that swept-path assessment along Mill Lane and service yard shows vehicle overrun along access road, in vicinity of Mill Lane bays and with other loading bays in the service yard. Also require confirmation that sufficient height clearance is provided for operational refuse operations.
- Can we request a plan showing proposed stopping-up extents in the vicinity of Altrincham Street. Note that we would request that public pedestrian and cycle access

is to be legally retained with any stopping-up order.

- Applicant to confirm that landscaping within the new London Road junction access visibility envelope will be restricted to max. 0.6m in height to allow sufficient visibility.

Thanks

[REDACTED]

Kind Regards,

[REDACTED]
[REDACTED]

Highways Development Control Team Manager
Manchester City Council

Mob:

[REDACTED]

Email:

[REDACTED]

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

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



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