



Memorandum

To Katie Raw

From Kenneth Jones

Date 2 September 2025

Subject **143035/FO/2025**

Change of use from B8 (Storage and Distribution) to F1 (Learning and Non-Residential Institution) to create a multi-functional community facility comprising a ground floor multi-purpose hall, training and education workshop, kitchen with foodbank, WCs and storage; and a first floor administrative office, two classrooms, waiting area and additional WCs, together with new first floor windows to rear.

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

143035/FO/2025 1 Worrall Street, Manchester, M40 2ED

CONTEXT:

Change of use from B8 (Storage and Distribution) to F1 (Learning and Non-Residential Institution) to create a multi-functional community facility comprising a ground floor multi-purpose hall, training and education workshop, kitchen with foodbank, WCs and storage; and a first floor administrative office, two classrooms, waiting area and additional WCs, together with new first floor windows to rear.

HIGHWAY SUMMARY:

Highways require further information of attendee and staff numbers. Also for the applicant to offer a better description of the uses of the building, to include information on the catchment area and modes of transport.

The applicant needs to present evidence by comparison and by calculation of how many student / attendees the building can accommodate. Also the predicted number of vehicle trips set out over a typical day for each of the described events. Then set out whether any vehicle management will be in place and how it could benefit the movement of traffic. Provide the numbers of staff / attendees expected to walk, cycle or arrive by public

transport is also required. Providing the requested information will allow for a better understanding of the traffic impact on Worrall Street and its junction with the A62 Oldham Road.

It is advised that the applicant is sent the contents of this document. Until the above information is provided, a final informed Highway assessment cannot be provided.

HIGHWAYS RESPONSE

The development is located on Worrall Street, a Cul de sac which is accessed from Oldham Road in the ward of Miles Platting & Newton Heath, North Manchester.

The proposed use is described as follows:

- o Main use: religious tuition classes, training workshops, administrative functions.
- o Occasional seminars, events, and community gatherings.

TRIP GENERATION AND JUNCTION CAPACITY:

The existing B8 use would have generated some traffic trips but, given its size, it was never considered there would be more than a few vehicles at the property at any one time. Also that the vehicles would arrive and leave generally at different times.

It is understood that there are regular bus and Metrolink services available within walking distances of the site, however, journeys by car can be expected for the proposed use.

This development would not normally be expected to generate sufficient trips to be of concern. However, due to its location in a short Cul de sac off a dual carriageway, there may be a problem with the use of the building for the workshops, seminars, events, or gatherings. These are events that have advertised start times, when people are expected to arrive and leave around the same time.

No staff or visitor numbers have been provided. This information is necessary to allow for a better understanding of the traffic impact.

Worrall Street is a Cul de sac without a formal turning head at its end. There is an informal space at the end of the street that could be used as a turning head however, it is using private land and as such cannot be relied upon. The assumption is that all vehicles turning in off Oldham Road will have to return back onto Oldham Road using the same junction.

At an event it can only be expected that there would basically be a difficult scenario on Worrall Street as car drivers attempt to enter off Oldham Road, then either drop off and then turn around and then either park or leave. This could mean vehicle reversing out on to Oldham Road or vehicles being delayed on Oldham Road when trying to enter Worrall Street, this due to other vehicles dropping off or waiting to turn around etc.

There is concern that highway safety could regularly be a problem on the street and in particular at the junction on to Oldham Road. The solution to this is unclear, however Highways would like to give the applicant an opportunity to respond to the highway concerns laid out in this document.

SITE ACCESSIBILITY & PARKING:

The site can easily be accessed by pedestrians, cyclists and motorists. It is suggested that adopted parking bays adjacent to 909 Oldham Road provide parent drop-off/pick-up space. This space is within the red line however it is understood to have formed part of the public house area nearby.

Drawing A100 rev 1 sets out the use of the vacant land. Offering one parking space plus one disabled parking space and a turn around area for a car.

Concern is expressed as the vacant land area is only able to accommodate two parked vehicles with one of those a space for people with disabilities.

Worrall Street has four residential properties on it. It can be expected that there will be a need for parking space on the street for these residents or their visitors. Additionally, for the immediate residential houses on Oldham Road, these residents would also use Worrall Street to park on.

It is recommended that the surface of the parking areas and the turning area be made up to with a bound material with painted lines set out to allow drivers to understand the use of the area. If the application is successful then it is recommended this work is completed before 1st occupation.

EV CHARGING:

No EV charging is offered

CYCLE PARKING:

No cycle parking is being offered.

It is recommended that four cycle spaces should be provided for the staff and visitors. The cycle parking for any long stays (the staff) should offer cover and a means to secure the cycle. All cycle parking should be overlooked or in a CCTV zone or both. Cycle storage within a building is acceptable but it must not obstruct a corridor or access point.

REFUSE AND SERVICING:

As described, it will have no detrimental impact on the highway.

TRAVEL PLAN:

A Travel Plan is not required for this application.

CONSTRUCTION MANAGEMENT PLAN:

A Construction Management Plan should be conditioned.

The CMP should be submitted and approved prior to the start of works. This should include:

- o Consideration of the construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and information on the condition of carriageway and footways on Worrall Street.

The applicant is advised that any requirements for any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

SUGGESTED CONDITIONS:

Details of the recommended cycling parking

CMP details as described above.

Highways Reference: 17436/FU/2025