



Memorandum

To Holly Wright

From [REDACTED]

Date 11 June 2025

Subject **142671/FO/2025**

Change of use of a gym (Class E) to create 3 no. residential apartments.

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

CONTEXT

The site is located adjacent to the adopted highway.

A 20mph speed limit and No Waiting at Any Time are in place along St Werburgh's Road.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

- o In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes
- o Regular bus services and Metrolink services are available within walking distance of the site.

PARKING AND ACCESS:

- o 100% parking provision - acceptable in principle.
- o 1 space accessible.
- o Parking space lengths acceptable Highways.
- o Parking space widths should be a minimum of 2.4m.
- o Request swept path analysis of car to parking spaces.

- o Existing vehicular access to be retained.
- o Noted existing vehicular crossover is present to facilitate this access.
- o Above is acceptable in principle.

CYCLE PARKING:

- o Cycle store noted.
- o 1:1 cycle parking should be in place.
- o Cycle parking should be secure and sheltered.

BOUNDARY TREATMENTS:

- o It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

REFUSE AND SERVICING:

- o A refuse storage area is noted within the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.
- o Collection will be from St Werburgh's Road as per the existing arrangements at adjacent residential properties.

CONSTRUCTION MANAGEMENT:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and 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.

Highways Reference: 17191/FU/2025