



RE: 142464/FO/2025 Riverpark Road

From [REDACTED]
Date Tue 30/09/2025 16:02
To Jennifer Atkinson [REDACTED]

Hi Jen
Would usually just be part of the S278,
Thanks
[REDACTED]

From: Jennifer Atkinson [REDACTED]
Sent: 30 September 2025 15:28
To: [REDACTED]
Subject: Re: 142464/FO/2025 Riverpark Road

Thanks [REDACTED] - can we do this all through condition or would be need to take some monies via section 106 (for the TROs?) or can the developer just pay you for it all through s278?

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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Email: [REDACTED]
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: [REDACTED]
Sent: 30 September 2025 15:25
To: Jennifer Atkinson [REDACTED]
Subject: RE: 142464/FO/2025 Riverpark Road

Hi Jen,

Apologies for the delay on this! I've just chased this up and been provided with the following response:

For S278/S38 we normally insist the developer installs the signs and road markings (approved by us). We would just do the TRO. Assuming it is done before occupation there would be no residents to

consult with, so I don't see why it should cost any more than any other S38/S278, which on the conservative side is £20k (excluding signs and lines as I say).

During the S278 process the Statutory Approvals Team will confirm if there is a commuted sums for signs and road markings.

It is the teams understanding that there is no commuted sum for enforcement / admin of new RPZ areas.

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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Out of Office: Tuesday 30th September AM & Wednesday 1st October PM. Friday 3rd October

Annual Leave:

From: Jennifer Atkinson [REDACTED]

Sent: 30 September 2025 08:36

To: [REDACTED]

Subject: Re: 142464/FO/2025 Riverpark Road

[REDACTED]

Just checking if you got anywhere with the costs for the residents parking. Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
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From: [REDACTED]
Sent: 14 August 2025 15:02
To: Jennifer Atkinson [REDACTED]
Subject: RE: 142464/FO/2025 Riverpark Road

Hi Jen,

I hope you are well. We have now had a response back from TfGM and can provide updated highway comments.

In terms of the cost of the RPZ updates I am struggling to get an answer for this, but leave it with me and I will see what I can do.

FURTHER HIGHWAYS COMMENTS 14TH AUGUST 2025:

Thank you for the updated Transport Addendum and access arrangements.

CYCLE LANE:

- Drawing 85926 CUR XX 00 D TP 75004 P05 demonstrates that a cycle lane c. 1.5m – 2m will be in place.
 - This is acceptable in principle.
 - These works will form part of the S278 works and be subject to the detailed design process.
 - Requested that a Stage 1 RSA is undertaken on the updated proposals.

Request this is undertaken prior to determination.

CONTROLLED PEDESTRIAN & CYCLE CROSSING (RIVERPARK ROAD):

- Thank you for confirming that 6 pairs of speed cushions are proposed on Riverpark Road in addition to the raised tables at both parallel crossing points.
- This is acceptable in principle.
 - These will form part of the S278 works and be subject to the detailed design process.
 - Requested that a Stage 1 RSA is undertaken on the updated proposals.

Request this is undertaken prior to determination.

RIVERPARK ROAD / BRISCOE LANE & RIVERPARK ROAD / BANK BRIDGE ROAD:

- Drawing 85926 CUR XX 00 D TP 75004 P05 demonstrates that Riverpark Road will be realigned to have 5.5m carriageway, 2m parking bays (as existing) and retain the existing footways.
 - Should ensure that footways are a minimum of 2m.
 - This is acceptable in principle.
- Plan also demonstrates that an indicative uncontrolled crossing to Philips Park Cemetery.
 - Noted that dropped kerbs and tactile paving is proposed.
 - This is acceptable in principle.
- An updated Access Arrangement drawing (Drawing 85926-CUR-XX-00-D-TP-75004-P05) has been provided for the redesigned Briscoe Lane junction.
 - Noted this includes:
 - 3m refuge island (with dropped kerbs and tactile paving).
 - Realigned kerbs on the northern/southern sides of the carriageway.
 - Tracking confirms that a 16.5m articulated vehicle can access / egress the junction.
 - This is acceptable in principle.
 - This will form part of the S278 works and be subject to detail design appraisal.

TfGM have provided the following response:

The updated Response Note from Curtins has been reviewed and the content noted.

In terms of comments, TfGM would reiterate the previous mitigation request, as this does not appear to have been mentioned in the Note:

Costs for the CCTV and SCOOT revalidation mitigation:

Briscoe Lane/Hulme Hall Lane

Installation of CCTV camera £5,000

Refresh and revalidation of SCOOT £3,540

Alan Turing Way/Gibbon Street

Refresh and revalidation of SCOOT £4,080

Alan Turing Way/Ashton New Road

Refresh and revalidation of SCOOT £4,080

A CCTV camera is required to enable TfGM UTC to make traffic signal interventions, remotely, to relieve congestion on the network. In some cases, timely manual interventions may be required. However, this can only be carried out when the network can be observed. The addition of development traffic will increase congestion on the network or at the junction, reducing the resilience of the network. The likelihood that manual interventions are required will also increase.

The revalidation of SCOOT will help mitigate the increased delay as a result of the increased traffic flows and changes in traffic patterns. This would ensure that the network operates as efficiently as possible to ensure that congestion is minimised.

Additionally, at the junction of Ten Acres Lane/Riverpark Road, TfGM would also request that as part of the development, alterations are made to the junction of Ten Acres Lane/Riverpark Road, to tighten up the junction and improve visibility for pedestrians. This was raised at scoping and application stage but has not been referenced.

Ten Acres Lane / Briscoe Lane – the request for an all-red pedestrian stage to be provided at this location as part of the Jacksons Brickworks development – was that included as mitigation as part of that development.

Many thanks,

[Redacted Signature]

[Redacted Name]

Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

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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: Jennifer Atkinson [REDACTED]
Sent: 01 August 2025 15:20
To: [REDACTED]
Subject: 142464/FO/2025 Riverpark Road

[REDACTED]

We are in receipt of further details in respect of the above. Please can you take a look at the new documents on PA for me and let me know if you have any further comments. Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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