
RE: APP Ref no 143164/FO/2025 - Albert Bridge House - Further Highways comments

From [REDACTED]
Date Tue 30/09/2025 08:29
To Angela Leckie [REDACTED]
Cc [REDACTED]

Hi Angela,

Thanks for the chat earlier – much appreciated. As discussed please find Highways response below.

I understand this may be going to committee this month (apologies if I have that wrong), but if you need anything to be reviewed please just send it through and I will of course prioritise that.

FURTHER HIGHWAYS COMMENTS 30TH SEPTEMBER:

CAR PARK ACCESS:

Thank you for providing a response in relation to the proposed car park access.

As part of the meeting 3rd September Curtins have considered an access and egress arrangement using the existing car park access. Noted that these have not been subject to swept path analysis.

Note Curtins response to the potential access and egress arrangement.

Plan '86313-CUR-XX-00-D-TP-75001-P06 Proposed Access Arrangement' has been reviewed. Highways note:

- The disabled car park access has been reconfigured and no longer sits on-top of the ASL being installed as part of the MCC A34 works.
- The car park is for residents only.
- Anticipated vehicle movements will be low, given that the car park is for residents only, especially during peak time.
- The design has been subject to a S1 RSA.
- Appropriate signage can be reviewed at detailed design stage.
- Recommend that keep-clear marking could be installed at the access point in order to allow vehicles to enter the site and not wait on the A34.

Therefore, proposals are acceptable in principle, subject to S278 detailed design appraisal.

As per Highways initial comments it is requested that the applicant and Curtins continue to engage with MCC Design Team to ensure that the works do not negatively impact on the MCC A34 works.

The applicant will be subject to a full S278 and it is requested that materials are considered to link to those being put forwards in the A34 works.

LOADING BAY:

- As per Highways comments 24th September there should be a commitment within the servicing and waste management strategy that no large vehicles associated with the site would use the proposed loading bay on St Marys Parsonage.

- Highways would only accept it as it is noted that waste collection and large servicing vehicles would utilise the internal road.
- The above would also be subject to a S278 detailed design appraisal.
- The above can be conditioned.

TAXIS:

- From MCC DC Highways perspective if the existing number of taxi bays are retained relocation would be acceptable in principle.
 - This is subject to S278 detailed design appraisal.
 - The applicant would be required to fund the changes required to the TRO.
- The above can be conditioned.

Many thanks,



[Redacted Name]

Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

Email: [Redacted]
Phone Number: [Redacted]

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

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



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

Annual Leave: