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**RE: 142311/FO/2025 - Former Burnage Cricket Club**

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From [REDACTED]  
Date Tue 05/08/25 3:19 PM  
To Steven Mccoombe <[REDACTED]>  
Cc [REDACTED]

Hi Steve,

I hope you are well and had a lovely weekend. TfGM came back to us last week with the below:

*Colleagues from within UTC Design have reviewed the proposals for a pedestrian crossing and have the following comments:*

*The principle of a crossing in that location appears acceptable from a basic overview, however, it should be noted that this will be subject to a full design, audit and approval process with TfGM UTC Design.*

*There are concerns from a UTC perspective with the relocation of the bus stop that close to the junction, in terms of worsening the lantern visibility for the A34 junction on approach and vehicles having to overtake buses on a bend in the road. Additionally, any bus stop relocation would need to be approved by TfGM Shelters ([shelters@tfgm.com](mailto:shelters@tfgm.com) / [REDACTED])*

*It should be highlighted that the actual crossing design is not acceptable to UTC. It is not permitted to have any parking spaces between the zig-zags and the kerb. All parking will need to be removed and the zig-zags placed adjacent to the kerb on both sides of the crossing (on the south side of Mauldeth Road). This will obviously be difficult given the adjacent shops/restaurant etc. Both designs are therefore the same in this respect and not acceptable.*

*It would be possible to reduce the number of zig-zags, particularly on the exit side of the crossing.*

*For any further requests for information in respect of the crossing design please liaise directly with [gmutc@tfgm.com](mailto:gmutc@tfgm.com).*

*Further to the above, TfGM's Shelters team have provided the following response:*

*TfGM Shelters concur with UTC's comments regarding the relocation of bus stop EB2043 Mauldeth Road. The proposed location places the stop closer to the junction and there are concerns that vehicles will park obstructing the bus stop.*

*There are concerns from a UTC perspective with the relocation of the bus stop that close to the junction, in terms of worsening the lantern visibility for the A34 junction on approach and vehicles having to overtake buses on a bend in the road.*

*Colleagues from the Shelter's team will need to undertake a site visit with representatives from GM Police and Manchester City Council to agree a revised stop location.*

In response to this having spoken to Becky there is a general concern with the loss of parking bays outside the Londis with the potential bus stop relocation. Additionally, if we were to lose the bays either side of the proposed crossing then we are likely to be left with no on-street parking in this location. It is noted that there are a number of businesses and shops along this stretch of Mauldeth Road and the loss of parking could result in parking being offset to the residential areas and within the proposed development.

It would be interesting to know what the Leaders thoughts are on the designs and whether they have the same concerns/thoughts. Happy to have a chat about this.

Many thanks,



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: Thursday 28<sup>th</sup> August

Annual Leave: Friday 29<sup>th</sup> August – Monday 1<sup>st</sup> September

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**From:** Steven Mccoombe <[REDACTED]>  
**Sent:** 31 July 2025 13:20  
**To:** [REDACTED]  
**Subject:** Fw: 142311/FO/2025 - Former Burnage Cricket Club

Hi [REDACTED]

Have you heard anything back from TFGM in relation to below?

Thanks

Steve McCoombe  
Senior Planner  
Development Management  
Planning Building Control and Licensing  
Growth and Development Directorate  
Manchester City Council

Tel: [REDACTED]  
Email: [REDACTED]  
[www.manchester.gov.uk](http://www.manchester.gov.uk)

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**From:** Steven Mccoombe <[REDACTED]>  
**Sent:** 21 July 2025 10:33 AM  
**To:** [REDACTED] <[REDACTED]>  
**Subject:** Fw: 142311/FO/2025 - Former Burnage Cricket Club

Hi [REDACTED]

Please see below and attached. I will revert back with a meeting date. Thanks.

Steve McCoombe  
Senior Planner  
Development Management  
Planning Building Control and Licensing  
Growth and Development Directorate

Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

[www.manchester.gov.uk](http://www.manchester.gov.uk)

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From: [REDACTED]

Sent: 18 July 2025 3:58 PM

To: Steven Mccoombe <[REDACTED]>

Cc: [REDACTED]

Subject: 142311/FO/2025 - Former Burnage Cricket Club

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Hi Steve

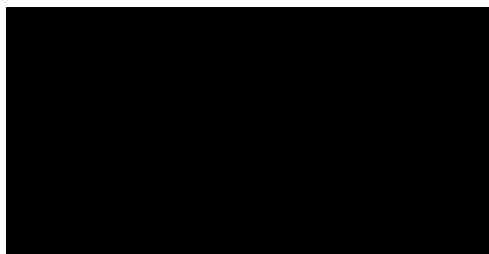
Further to the ongoing discussions regarding highways matters at the Burnage Cricket Club site, the applicant's highways consultant has been investigating options to address the request for pedestrian accessibility and traffic calming measures on Mauldeth Road. These options are presented in the attached plans:

- **CBO-0827-005** - this shows a pedestrian crossing provided where the existing bus stop build out is (note looking at this in more detail, the existing bus stop build out will need extending slightly to accommodate dropped kerbs);
- **CBO-0827-006** - this shows a table top pedestrian crossing provided where the existing bus stop build out is. This will need the existing bus stop build out to be extended even further.

Would it be possible to arrange a meeting to discuss with highways by the end of July?

Kind regards

[REDACTED]



3rd Floor, Calico, 53-55 Mosley Street, Manchester, M2 3HQ

Asteer Planning has recently moved offices and our new address is above, we look forward to welcoming you to our new city centre location

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