Technical Note – Section 278 Works in Relation to Condition 33 – Oxford Place, Manchester

Project: St Gabriel's, 1 Oxford Place, Manchester

Prepared for: Manchester City Council – Local Planning Authority

1. Purpose

This note outlines how the submitted design package satisfies the requirements of Planning Condition 33 concerning off-site highway works associated with the St Gabriel's development. The drawings referenced below are intended to be progressed under a Section 278 agreement with Manchester City Council (MCC).

2. Condition Summary and Drawing Response

Condition 33 requires details and delivery of:

- Footway resurfacing on Oxford Place
- Redundant vehicle crossover reinstatement
- Access widening to the chapel loop (with resident bay reconfiguration)
- Traffic Regulation Order (TRO) changes, including double yellow lines
- Allowances for refuse vehicle access
- Inclusion of mitigation from a Stage 1 Road Safety Audit (RSA1), where relevant

The following submitted drawings address these requirements:

Drawing No.	Description	Relevant Elements Covered
00100	Proposed Works Plan	Footway resurfacing, crossover removal, widened access
00104	Signing and Lining Plan	New double yellow lines, No Entry/One Way signage
00102	Construction Details	MCC-compliant F1/F2 build-ups for footways and crossovers
00303	Vehicle Tracking	Refuse and fire vehicle swept paths for widened access
00302	Levels and Surface Treatments	Confirms access gradients and construction limits

3. Road Safety Audit Consideration

The scope of the works is limited to Oxford Place and does not involve alterations to junctions, lane arrangements or pedestrian crossing facilities on the wider network. The proposals primarily involve surfacing renewal and access modifications within the immediate frontage of the development. All works have already been technically reviewed and approved in principle by MCC Highways as part of pre-application discussions.

Given the absence of material changes to road geometry or usage beyond the development's frontage, and noting the agreement of construction details (ref. Drawings 00100 & 00102), a formal Road Safety Audit has not been required in this instance.

Issue	Date	Prepared By	Checked By	Approved By	Remarks
P01	11.06.25	Mr. M. Musyimi	Mr. E. Veillard	Mr. E. Veillard	Information Issue