



Memorandum

To Steven McCoombe

From [REDACTED]

Date 11 June 2025

Subject **142986/VO/2025**

Erection of modular-built scout hut and community facility, including associated landscaping, providing a flexible space for youth and community activities (Class F.2).

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 of Claridge Road to the north.

Claridge Road has a 20mph speed limit in place. A number of disabled bays are noted along Claridge Road.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

- o The TA confirms that a number of evening sessions will be held at the development and accommodate up to 20 people.
- o It is anticipated that due to the nature of the development attendees will live locally and use sustainable forms of transport to access the site.
- o Attendees being dropped off will likely utilise local streets.
- o It is requested a Travel Plan be in place at the site and staff and parents/guardians encouraged to park considerately in the area.
- o Highways would have concerns that existing on-street parking would be further exacerbated if robust management was not in place.

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 Noted that on-street parking is prevalent along Claridge Road.
- o 2 disabled car parking spaces proposed.
- o Acceptable in principle.
- o Request that swept path analysis undertaken at the site access, access road and parking spaces.
- o Vehicular access to the site is gained from Claridge Road.
- o A new vehicle crossing will have to be installed to accommodate this access.
- o The vehicle crossing will be subject to a S278 agreement and be at the cost of the applicant.
- o Noted that on-street parking is prevalent and therefore a H-bar should be installed across the access.
- o Double yellow lines are requested to mitigate against inconsiderate parking and allow for sufficient visibility.
- o Pedestrian access will be via Claridge Road and Oswald Lane.
- o The Application Form confirms that 10 cycle parking spaces are in place.
- o Acceptable in principle.

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 Refuse storage area is noted within the site.
- o Acceptable in principle.
- o TA confirms that bins will be collected once a fortnight.
- o Bins will be taken to Claridge Road for collection.
- o Bins should be returned as soon as possible after collection to ensure pedestrians are not impeded.
- o The TA anticipates 3 - 4 deliveries per week via a transit-type van.
- o TA notes that the car park could be utilised by the delivery vehicles.
- o Acceptable in principle.

EVENT MANAGEMENT PLAN:

- o It is recommended that an Event Management Plan is conditioned to any consent of the application to include the following:
- o Marshalls during large events both on and off-site.
- o Appropriate signage.
- o Manage parking on adjacent residential streets to mitigate inconsiderate parking.

- o Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan should be conditioned.

The CMP should be submitted prior to the start of works. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

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: 17169/FO/2025