
RE: 142989/VO/2025 - Additional Documents

From [REDACTED]
Date Tue 15.7.25 4:16 PM
To Sue Wills [REDACTED]

Hi Sue,

Thanks for your email and sending the updated information across. Please find Highways comments below:

FURTHER HIGHWAYS COMMENTS 15TH JULY 2025:

SWEPT PATH ANALYSIS:

- Drawing 'B/CWAYOUTHUBS.1/21-TK01 / SWEPT PATH ANALYSIS VEHICLE: CAR - STANDARD DESIGN VEHICLE MANOEUVRE: ACCESSING PARKING BAYS' demonstrates that whilst the site is constrained a car can access and egress the site in forward gear and manoeuvre to/from the parking spaces.
 - In principle this is acceptable.

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VISIBILITY SPLAY:

- A visibility splay has been undertaken.
- Drawing 'B/CWAYOUTHUBS.1/21-01 / PROPOSED ACCESS ARRANGEMENT VISIBILITY SPLAYS' demonstrates that a 34.5m visibility splay can be achieved from the access.
 - This is acceptable in principle.
 - As per Highways initial comments consideration will need to be given to the boundary and vegetation at the site access to ensure vehicle and pedestrian visibility.

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WASTE & SERVICING:

- A Transport Statement has been submitted.
 - The TS confirms that there will be 2 – 3 deliveries per week.
 - Noted that the deliveries will occur between 10am – 4pm to avoid conflict with after school and evening activities.
 - The TS confirms that a delivery vehicle will park and drop-off within the site.
 - Request swept path analysis for this movement.
 - Request that the swept path analysis includes the two proposed parking bays being in use.
 - Highway would have concerns with a delivery vehicle reversing from the car park to Yew Tree Road.
 - Especially as the access road is used by pedestrians, cyclists, young people and children.
- A bin store is noted within the site.
 - This is acceptable in principle.
- The TS confirms that the bins will be taken from the store to Yew Tree Road on collection days.
 - Noted that the drag distance will not meet MCCs GD04 standards.
 - However, noted that the site is constrained and this will likely occur weekly.

TRIP GENERATION:

- The TS confirms that the new building will result in an increase of 22 users.
- Multi-modal trip generation for the predicted users has been based on survey results from other comparable youth sites – this is an acceptable methodology.

- Suggests that c. 76% of people will walk to the site and 13% will be dropped off by car.
 - Noted that there will be an element of car sharing amongst siblings.
- The TS suggests that 22 people are anticipated per session.
- TS suggests that there will be an element of parents parking locally and walking children to/from the development.
 - Noted that the site is situated within a residential area with on-street parking opportunities.
 - Highways have requested an Events Management Plan be conditioned.
 - It is requested that the end users engage with parents to ensure that they park considerable within the local network.

All other previous Highways comments remain applicable.

Many thanks,

[REDACTED]

[REDACTED]

Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

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

[REDACTED]

[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: Friday 18th July

Annual Leave:

From: Sue Wills [REDACTED]
Sent: 14 July 2025 13:57
To: [REDACTED]
Subject: Fw: 142989/VO/2025 - Additional Documents

Dear [REDACTED] ,

Please see attached response from the planning agent to the points raised in your email from 10/06 regarding highways including additional information to demonstrate potential delivery vehicles turning if on site, cars turning on site and visibility splays for the site access on to Yew Tree Road.

Please can you let me have some updated comments .

Sue Wills
Principal Planner
Development Management Areas

Planning
Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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