



RE: Pre-commencement conditions for application 142464/FO/2025

From [REDACTED]
Date Mon 30/06/2025 10:28
To Jennifer Atkinson [REDACTED]
Cc [REDACTED]

Morning Jen,

TfGM have provided a response, please see below.

I am just waiting on comments in relation to the commuted sum for the RPZ and will send that across as soon as I get something back.

FURTHER HIGHWAYS COMMENTS 30TH JUNE:

TfGM have provided the following response:

Costs for the CCTV and SCOOT revalidation mitigation:

Briscoe Lane/Hulme Hall Lane

Installation of CCTV camera £5,000

Refresh and revalidation of SCOOT £3,540

Alan Turing Way/Gibbon Street

Refresh and revalidation of SCOOT £4,080

Alan Turing Way/Ashton New Road

Refresh and revalidation of SCOOT £4,080

A CCTV camera is required to enable TfGM UTC to make traffic signal interventions, remotely, to relieve congestion on the network. In some cases, timely manual interventions may be required. However, this can only be carried out when the network can be observed. The addition of development traffic will increase congestion on the network or at the junction, reducing the resilience of the network. The likelihood that manual interventions are required will also increase.

-
The revalidation of SCOOT will help mitigate the increased delay as a result of the increased traffic flows and changes in traffic patterns. This would ensure that the network operates as efficiently as possible to ensure that congestion is minimised.

Many thanks,

[REDACTED]

[REDACTED]
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

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

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



Out of Office:

Annual Leave:

From: [REDACTED]

Sent: 13 June 2025 12:29

To: Jennifer Atkinson [REDACTED]

Cc: [REDACTED]

Subject: RE: Pre-commencement conditions for application 142464/FO/2025

Hi Jen,

Good to speak with you earlier. As discussed TfGM are in the process of reviewing comments and as soon as I hear from them I will send those across.

I shall speak with Si Massey as soon as possible to discuss the comment relating to commuted sums.

Please see response to the other comments below:

FURTHER HIGHWAYS COMMENTS 13TH JUNE 2025:

TfGM are reviewing the note and comments in relation to trip generation / signalised junction upgrades / costings will be provided within due course.

TRO's:

Noted. As requested as part of the S278 process any worn TROs should be refreshed.

DOPPED KERB, TACTILE PAVING & TROs - ACCESS:

Thank you for confirming that dropped kerb, tactile paving and TROs will be in place at the new access points.

ADOPTION:

Thank you for confirming that the roads will be adopted.

- Noted that the roads are to be designed up to MCCs adoptable standards.
- Works will be subject to S278 detailed design and S38 process.

ETIHAD CAMPUS RESIDENTS PARKING ZONE:

Highways are speaking with the team internally and will provide comments in due course.

APARTMENT PARKING MANAGEMENT:

Thank you and noted.

PEDESTRIAN CROSSING FACILITIES (ACCESS AND INTERNAL):

Noted and thank you.

CYCLE LANE:

As per Highways and TfGM comments the cycle lane is deemed to be too narrow. It is requested that the cycle lane is widened.

CONTROLLED PEDESTRIAN & CYCLE CROSSING (RIVERPARK ROAD):

Noted. However, as per our initial comment it is requested that traffic calming measures are in place to reinforce the 20mph speed limit along Riverpark Road.

RESURFACING:

Noted - as part of the S278 process any footways on Riverpark Road should be made good.

RIVERPARK ROAD / BRISCOE LANE & RIVERPARK ROAD / BANK BRIDGE ROAD:

Noted.

Requested that the pedestrian refuge on Riverpark Road / Briscoe Lane is upgraded to current standards. The refuge is currently narrow and provides little space for waiting, especially wheelchairs and prams.

TROS – TURNING HEADS:

Noted. Thank you.

Many thanks and have a lovely weekend!



Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

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Out of Office: Friday 20th June & Monday 23rd June

Annual Leave:

From: Jennifer Atkinson [REDACTED]

Sent: 11 June 2025 09:52

To: [REDACTED]

Subject: Fw: Pre-commencement conditions for application 142464/FO/2025

Laura

Please see attached response - is it worth a catch up to go through this?

Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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From: Ellie Philcox [REDACTED]
Sent: 11 June 2025 09:24
To: Jennifer Atkinson [REDACTED]
Cc: [REDACTED]
Subject: RE: Pre-commencement conditions for application 142464/FO/2025

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Jen,

Please find attached an initial response prepared by Curtins to the comments from MCC Highways below. As I mentioned on the phone, Curtins are keen to arrange a meeting with Highways to discuss some of the points.

Please let me know if you are happy for Curtins to arrange this directly with Rebecca Hesketh? We can keep you in the loop on this meeting as we are agreed it would be helpful if you could also attend if possible.

Kind regards,
Ellie

Ellie Philcox MRTPI PIEMA
Director



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From: Jennifer Atkinson [REDACTED]
Sent: 30 May 2025 13:35
To: Ellie Philcox [REDACTED]
Subject: Fw: Pre-commencement conditions for application 142464/FO/2025

Ellie

Just checking in on this and whether this is any update on the layout or design issues. Please note that I have discussed this with Dave Roscoe and he is minded to refuse the application if we don't see progress on this.

In the meantime, I have prepared some of the pre-commencement conditions which have resulted from the consultation process. I will leave it to you to decide if you want to deal with some of the issues now otherwise I am happy to include them as condition should we get to a position of approval.

Matters which do need your attention and response are below:

Highways

- The netting off exercise is considered unrealistic as the traffic flow direction / tidal flows will differ between the existing uses and the proposed development uses. The development will generate a higher number of trips departing in the morning compared to the existing use. The existing use will generate a higher number of trips departing in the afternoon compared to proposed use. As such the figures provided in Paragraph 5.7.3 of the TA may not be representative due to the difference in trip patterns between the existing and proposed uses.
- Briscoe Lane / Hulme Hall Lane: The development funds the refresh and revalidation of SCOOT at this junction to enable further operational efficiencies to be implemented. Additionally, it is recommended that the development funds the provision of a CCTV camera at the junction to facilitate manual traffic interventions if required;
- Alan Turing Way / Gibbon Street: the development funds the refresh and revalidation of SCOOT at this junction to enable further operational efficiencies to be implemented
- Alan Turing Way / Ashton New Road: the development funds the refresh and revalidation of SCOOT at this junction to enable further operational efficiencies to be implemented.
- Ten Acres Lane / Riverpark Road: alterations are made to the junction of Ten Acres Lane / Riverpark Road, to tighten up the junction and improve visibility for pedestrians. This was raised as part of scoping discussions, but there is no mention of this improvement within the TA.
- TROs: a review to be undertaken of the Traffic Regulation Orders in the vicinity of the development, with a view to introducing additional parking restrictions as appropriate, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly. This will help to discourage pavement

parking associated with the development and therefore assist in improving the quality of the surrounding public realm.

- Requested that dropped kerbs/tactile paving are in place across the access points. Requested that double-yellow TROs are in place at the new access points to maintain safe levels of visibility.
- Confirmation is requested on the proposed adoption status of the development. A plan detailing this would be helpful.
- The site is located within the Etihad Campus Residents Parking Zone. As such, any new residential development would need to fund appropriate TROs within the site, along with a commuted sum requirement to fund future monitoring across the site
- 154 parking spaces are proposed for the apartments - provision of 56%. Confirmation should be provided on how these spaces will be managed.
- RSA No pedestrian crossing facilities identified. Pedestrian crossing facilities identified. This should include dropped kerbs and tactile paving at junctions and within the site.
- A 1.5m cycle lane is proposed along the northern side of Riverpark Road for the extent of the site frontage. The width of the cycleway to be too narrow; the cycleway needs to be designed to current standards.
- The TA confirms that two controlled pedestrian & cycle crossing is proposed along Riverpark Road. Confirmation is requested on whether these will be a zebra crossing arrangement. o . Given, the site location, the crossings are acceptable in principle, providing traffic calming is introduced along the route to ensure speeds at or below 20mph (consistent with the speed limit). Additionally, the position of the crossings needs to be designed to consider desire lines to ensure their use.
- the footway and carriageway along Riverpark Road is resurfaced. The faded road-markings along Riverpark Road are refreshed. Footways are widened where width falls below 2m. Traffic calming measures are in place to reinforce the 20mph speed limit along Riverpark Road. Review the existing street lighting provision surrounding the site, to determine whether any improvements are required.
- Riverpark Road junctions with Briscoe Lane and Bank Bridge Road are wide/sweeping and do not benefit pedestrian movements. A further review of these junctions is taken forwards to understand whether works can be undertaken to rationalise these junctions together with provision of pedestrian crossing facilities.
- double-yellow TROs will be needed on turning heads to ensure refuse vehicles can manoeuvre.

If you can get back to me with a response on this that would be great.

Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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From: [REDACTED]
Sent: 30 May 2025 13:17
To: [REDACTED]
Subject: Pre-commencement conditions for application 142464/FO/2025

Please find attached a letter regarding pre-commencement conditions in relation to your recent application under reference 142464/FO/2025.

Regards,
Jennifer Atkinson
Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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