
RE: Highways response to 142535/FO/2025

From [REDACTED]
Date Mon 09/06/2025 10:19
To Lucy Harrison [REDACTED]
Cc [REDACTED]

Morning Lucy,

I hope you are well. Thanks for your email. Please find Highways response to the Solar Glare Assessment below.

In regards to the pedestrian crossing I believe we need to make it clear to the developer that if they are suggesting that the existing crossing will be impacted by the development / requires upgrades than that will be funded by them and not the Council.

The applicant notes the lack of pedestrian facilities at the existing signalised junction with Great Ancoats Street. We have asked on a number of apps that a green man signal be installed as part of car free city centre applications where we can expect an increase in pedestrian (one example was to the Laystall Street / Great Ancoats Street junction as part of the new hotel development). I have done a quick assessment on the TRICS assessment which suggests that the development would result in c. 2,179 daily pedestrian trips (both resi and office use), which is a large increase and Highways would typically expect to see some necessary updates to the area. – worth noting that a S1 RSA would help to highlight any safety concerns.

As noted by TfGM any changes would need to be modelled due to the changes that would be required the existing signal timings / arrangements.

In relation to the above I believe this is why it is important that we push for a S1 RSA to be undertaken.

FURTHER HIGHWAYS COMMENTS 9TH JUNE 2025:

SOLAR GLARE:

An Independent Daylight & Sunlight Solar Glare Assessment report has been prepared by Gia. Highways note that the assessment relates to the impact on neighbouring properties. No assessment have been undertaken on driver's direct line of site and pedestrian crossings.

It is requested that confirmation is provided on whether any sensitive locations (where the proposals would be visible within 30 degrees of a driver's direct line of site) were identified and why a driver's direct line of site assessment was not undertaken.

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: Friday 20th June & Monday 23rd June

Annual Leave:

From: Lucy Harrison [REDACTED]
Sent: 05 June 2025 16:27
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Highways response to 142535/FO/2025

Hi [REDACTED]

Thank you for the attached comments, which I have passed on to the applicant.

Please would you let me have your comments on the glare assessment for the building in terms of any impact on highway safety.

With regard to the request for a pedestrian crossing at the existing Store Street/Great Ancoats Street junction and the request for street lighting under the aqueduct and potentially improving the street lighting on Ducie Street, is there any evidence to suggest how this specific development would increase the footfall to such an extent that it would need to upgrade these elements, especially given the number of people already living in this area? I'm happy to discuss this with you next week if you are in.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



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Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: [REDACTED]
Sent: 29 May 2025 12:27
To: Lucy Harrison [REDACTED]
Subject: Highways response to 142535/FO/2025

Please see attached document with highways comments on 142535/FO/2025

Regards,
[REDACTED]

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