



Memorandum

To Ian Jarvis

From Phil Brady

Date 5 June 2025

Subject **142852/FH/2025**

Erection of single storey extension and two storey side extension

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT

The planned application seeks consent for the erection of a single-story extension and two storey side extension at 31 Underwood Close, Manchester, M18 8UY.

The site is adjacent to the adopted highway of Underwood Close, which has a 20mph restriction.

HIGHWAYS RESPONSE

The planned application notes a proposed reclaiming of a "previous red line boundary" to the eastern elevation. It is noted that this area of land lies within the adopted highway.

Plans demonstrate that the proposed extensions extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

The site contains an off-street parking space to the frontage of the property, which is retained in the proposed plans. Highways note and accept this in principle.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

Given the scale of works, a brief Construction Management Plan should be submitted prior to start of works and should be conditioned. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles on the adjacent highway
- o Location of waste storage, loading and unloading areas

- o Consideration of ongoing construction works and contractor parking in the locality.
- o Fit-out arrangements

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to: highwaynetworkmanagement@manchester.gov.uk

Highways Reference: 17111/FO/2025