MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

Telephone: [redacted]

Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Steven McCoombe
From	[redacted]
Date	4 June 2025
Subject	**142948/FO/2025** **Change of use from Sports and Social Club (Class F2) to Commercial Retail (Class E(a)) and partial demolition to provide parking area**

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 Ebsworth Street to the west. Penn Street to the north and Kenyon Lane to the east.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

Proposed Development:

- Food store with GFA of 660sqm.
- TRICS assessment based on 'discount food stores'.
- Request that a 'worse-case assessment' is undertaken based on a non-discount food retail store.
- Anticipated to generate 31 two-way trips in AM peak and 57 two-way trips in the PM peak. 102 two-way trips are anticipated in the Saturday peak hour.
- Noted that the proposed development is anticipated to generate 597 two-way daily trips on a weekday and 638 two-way trips on Saturday.
- TA suggests that based on existing information the business currently serves between 200 - 300 customers daily.
- It is requested that further information is provided on the 'existing information':
Is this based on an existing food retail store?
If so, information on the store size and parking arrangements would be helpful.

Car Parking Accumulation:

o Car parking accumulation undertaken using TRICS discount food store trip generation.
o Assessment anticipates a maximum accumulation of 9 vehicles in weekday.
o Note that proposed car park is unable to accommodate the demand.
o Assessment anticipates a maximum accumulation of 15 vehicles in the weekend.
o Note that proposed car park is unable to accommodate the demand.
o Noted that the TA states that the development will have a 420sqm retail space and provides an assessment based on this, but Highways deem the assessment on the 660sqm GFA to be a better representation.

o Therefore, based on the above the proposed car park will not accommodate the anticipated levels of parking in the peak periods.

SITE ACCESSIBILITY:

o The site is well accessed by sustainable modes. Regular bus stops and Metrolink Stops are available within walking distance of the site.

PARKING AND ACCESS:

o 8 parking spaces proposed.
o MCCs Core Strategy states that the maximum number of car parking spaces for a retail store not within the district centre should be 1 per 14sqm - equivalent of 47.
o Car park accumulation assessment suggest that the proposed car park does not accommodate the anticipated level of trips.
o Noted that a free public car park is available opposite the site, which could be used by customers.

o Car park accessed from Ebsworth Street.
o Swept path analysis demonstrates that a car can access, manoeuvre and egress from the site.
o Acceptable in principle.
o Plans confirm that parking spaces meet MCCs standards of 2.4m x 6m.
o Noted that a 6m aisle width is not met for parking space 6. Swept path analysis demonstrates that a vehicle can access and egress from this space.
o Request that a minimum of one space is disabled.
o Request that as per MCCs Core Strategy at least one space has EV Charging.

o Pedestrian and cycle access will be from Kenyon Lane - acceptable in principle.

o The TA states that the extant dropped kerb will be reinstated as footway at the cost of the applicant. This is acceptable to Highways.
o This will require a S278 agreement.

CYCLE PARKING:

o Cycle parking will be in place at the site
o This will accommodate 3 cycles.
o Confirmation is requested on the location of the cycle store. It should be ensured that the store is secure and sheltered.

REFUSE AND SERVICING:

o An enclosed refuse storage area is noted within the site - acceptable to Highways.

o Kerbside collection will be via Ebsworth Street via a private contractor. It is understood that this is in keeping with the extant development.

o TA confirms that the site will be serviced from Kenyon Lane or the rear yard.
o The following deliveries are anticipated:
o Delivery of vegetables - 3 times a week, Monday Wednesday and Friday via van.
o Dry good delivered once or twice a month via van or medium sized lorry.
o Frozen and fresh meat and fish every 2 weeks in refrigerated van.

o TA confirms that a Waste and Service Management will be in place. Request that these are conditioned.

CONSTRUCTION MANAGEMENT:

o 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: 17132/FU/2025