



Memorandum

To Sue Wills

From [REDACTED]

Date 9 May 2025

Subject 142755/FO/2025

Change of use from a vacant Class E unit (former Bank) to an Adult Gaming Centre (Sui Generis).

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

142755

CONTEXT

Change of use from a vacant Class E unit (former Bank) to an Adult Gaming Centre (Sui Generis).

at Barclays, 537 Stockport Road, Longsight, M12 4JH.

The site is located adjacent to 30mph adopted highway A6 Stockport Road with a narrow section of private hardstanding located between the building and the adopted highway. A Goods Vehicle Loading Bay (Mon - Sat 7am - 7pm 30mins No Return Within 1-Hour) is located adjacent to the site on the southbound carriageway. Double-yellow kerbside restrictions are present along both sides of the carriageway with 'No Loading Mon - Sat 7am - 10am) along the northbound carriageway.

HIGHWAYS RESPONSE

The proposed Adult Gaming Centre is located within the established Longsight District Centre. As such, Highways do not have any concerns in relation to trip generation given that a high level of linked-trips with adjacent uses would be expected. No on-site car parking provision is proposed, however given the site location, the nature of trips and the site's extant use, Highways anticipate that the proposals would not give rise to a significant increase in parking demand.

It is noted that the pedestrian access will remain as existing from Stockport Road with internally opening doors. This is considered acceptable by Highways.

Highways request that on-site cycle parking provision is conditioned with any approval. This should be provided in alignment with Core Strategy Standards.

An internal bin store is proposed. On-road refuse servicing will continue as existing, with waste collected directly from the internal store - this is considered acceptable by Highways. Whilst no details on other servicing/deliveries has been provided, adequate provisions are available along Stockport Road.

Highways note that TV/advertisement screens are proposed behind the glazing, fronting onto Stockport Road. Highways request that standard Highways conditions are attached to these screens.

As part of the previous Planning Application, opportunities for internal cycle parking provision were reviewed. Due to on-site constraints, it is understood that internal provision is not possible. Given that the proposals comprise a change-of-use application (with no external space) and that external cycle parking facilities are present in the vicinity of the site, Highways accept that internal cycle parking is not required on this occasion.

The applicant should be advised that any requirements for licensing, hoarding, scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk or highwaynetworkmanagement@manchester.gov.uk.

RECOMMENDED CONDITIONS

SIGNAGE

- (a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
- (b) No individual advertisements shall be displayed for duration of less than 10 seconds.
- (c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- (d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- (e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
- (f) The maximum luminance level of the advertisements displayed on the panel shall not exceed 600 cd/m² during non daylight hours / inclement weather.

Highways Reference: 17044/FU/2025