
RE: Highways response to 141477/FO/2024

From: Syed Rahi <Syed.Rahi@manchester.gov.uk>
Date: Wed 2/5/2025 1:05 PM
To: Maximilian Gibson <Maximilian.Gibson@manchester.gov.uk>

Afternoon Max,

Please see updated Highway comments below.

An updated Operational Management Plan has been provided and details information on:

- o cycle storage and monitoring;
- o taxi pick-up and drop-off arrangement; and
- o waste collection arrangement

This is acceptable in principle from a Highways perspective.

Kind regards,

Syed Rahi

Engineer - Highways Development Control
Neighbourhoods Directorate
Manchester City Council

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



From: Maximilian Gibson <Maximilian.Gibson@manchester.gov.uk>
Sent: 04 February 2025 11:54
To: Syed Rahi <Syed.Rahi@manchester.gov.uk>
Subject: Re: Highways response to 141477/FO/2024

Hi Syed,

The applicant has provided the following:

Further to our call earlier please find attached an updated Operational Management Plan which now includes the following information raised by highways:

- Details regarding access to the bike storage and confirmation that demand for cycle parking will be monitored – **Section 9.1.**
- Details regarding taxi pick up and drop offs – **Section 9.1**
- Details regarding waste collection and confirmation that collection will not be permitted during events, and bins will be returned to the bin store immediately following connection – **Section 25.**

Would it be possible to get a response in the next few days? I'd highly appreciate it!

Many thanks,

Maximilian Gibson

Planning Officer

Planning, Building Control and Licensing
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximilian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Syed Rahi <Syed.Rahi@manchester.gov.uk>
Sent: Wednesday, January 29, 2025 4:32 PM
To: Maximilian Gibson <Maximilian.Gibson@manchester.gov.uk>
Subject: RE: Highways response to 141477/FO/2024

Afternoon Max,

Apologies for the delay.

Please find below Highway comments for this application (Ref:141477/FO/2024).

Further Highway Comments – 29.01.25

An updated plan has been provided.

- Based on the updated venue floorspace plan, the search and queue system is to be located within the site boundary with access taken from the junction off Peary Street and Bromley Street. There will no longer any queuing arrangements or facilities proposed on the adopted footway/highway of Burstock Street. This arrangement is acceptable from a Highways perspective;
- Access for staff appears to be from Bilbrook Street with the staff welfare facility located within the site boundary, which is acceptable from a Highways perspective;
- The cycle storage is located within the north-west of the site and accessible as per previous arrangement, which is accepted by Highways. Cycle parking demand associated with the proposal should be continuously monitored with additional cycle parking provided to meet any additional demand;
- It is understood that the proposed taxi pick-up point and waste collection arrangements is to remain unchanged and unaffected by the alterations. This is acceptable in principle from a Highways perspective subject to monitoring of taxi and vehicular drop-off/pick-up within a detailed event management plan and refuse servicing taking place outside of peak hours and on days of events. Refuse bins must be placed back immediately following collection;
- Delivery servicing associated with the site should take place out outside of peak hours;
- Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway.
 - 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
- SUGGESTED CONDITIONS:
 - Waste and Service Strategy
 - Event/Operational Strategy

Kind regards,

Syed Rahi

Engineer - Highways Development Control
Neighbourhoods Directorate
Manchester City Council

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



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 23 January 2025 09:33
To: Syed Rahi <Syed.Rahi@manchester.gov.uk>
Subject: Re: Highways response to 141477/FO/2024

Hi Syed,

Thanks for getting back to me.

Apologies, I have omitted to send you the below and attached:

They have marked up the attached layout plan, which shows that the search and queue system has been moved so that it lies entirely within the site boundary with access taken from the junction of Peary Street and Bromley Street. The staff welfare facilities have also been moved entirely within the site boundary.

To clarify, there are no longer any queuing arrangements or facilities proposed on the adopted footway/highway of Burstock Street as requested by Highways.

Note that the tweaks to the layout have resulted in the bike storage area being relocated to the west of site which is shown on the attached. The bike store is still entirely accessible as per the previously rearrangements.

The taxi pick-up point and waste collection arrangements remain unchanged and unaffected by these changes.

Thanks,

Maximillian Gibson

Planning Officer

Planning, Building Control and Licensing
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

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Location address: Town Hall Extension, Level 6.

From: Syed Rahi <Syed.Rahi@manchester.gov.uk>
Sent: Thursday, January 23, 2025 9:31 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: Highways response to 141477/FO/2024

Morning Max,

Directing staff to nearby car parking is acceptable in principle from a Highways perspective.

Points raised in my response (17TH December 2024) will still need to be addressed.

Kind regards,

Syed Rahi

Engineer - Highways Development Control
Neighbourhoods Directorate
Manchester City Council

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



From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 23 January 2025 08:42
To: Syed Rahi <Syed.Rahi@manchester.gov.uk>
Subject: Re: Highways response to 141477/FO/2024

Hi Syed,

The applicant has confirmed that they can direct staff to nearby car parking - would this be acceptable?

Best,

Maximillian Gibson

Planning Officer

Planning, Building Control and Licensing
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Syed Rahi <Syed.Rahi@manchester.gov.uk>
Sent: Tuesday, December 17, 2024 3:48 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: Highways response to 141477/FO/2024

Afternoon Max,

Apologies for the delay and thank you for the responses below.

Please find attached further Highway comments for this application.

- The applicant has confirmed that the access points off Peary Street and Bilbrook Street will be padlocked and fenced and not in use during events.
- It is noted that the public access points to the venue will be on Burstock Street via a search and queue system and a separate entrance for employees on Burstock Street adjacent to Bilbrook Street.
- Based on the Proposed Venue Floor Plan, the search and queue system and welfare facilities will be located on the adopted footway and highway of Burstock Street. Highways will not support this arrangement.
- Under the approved Planning Reference No. 140587/FO/2024 for a proposed development situated to the south of this proposal. Vehicular access to the development will be provided from an existing site access point at Burstock Street. Based on the above Highways requests that welfare facilities, queuing system and other infrastructure associated with the proposed music/event venue are not located on the adopted footway/highway.
- Highways are concerned with the approach for on-street parking on Bilbrook Street for crew members. All staff are required to be directed to nearby car parks which are available to use.
- In regard to the management of taxi drop-off/pick and vehicular drop-off/pick-up during event days. It is noted that on event days, the taxi pick-up and drop-offs is to be managed by the on-site security team and is to take place on Bromley Street. This is acceptable in principle from a Highways perspective subject to monitoring of taxi and vehicular drop-off/pick-up within a detailed event management plan.
- The Proposed Venue Floorplan indicates that a cycle store is to be provided within the curtilage of the site which will accommodate 10no. cycle parking spaces in the form of 5no. Sheffield stands. This provision of cycle parking is acceptable from a Highways perspective. The applicant has confirmed that cycle stands are to be secure and sheltered.
- Cycle parking demand associated with the proposal should be continuously monitored with additional parking provided to meet any additional demand.
- The bin store is located within the curtilage of the site. On collection days, members of staff will relocate refuse bins to the collection point kerbside on Peary Street. Refuse bins must be placed back immediately following collection. Waste collection vehicles will service the site from Rochdale Road via Peary Street which is acceptable from a Highways perspective subject to servicing taking place outside of peak hours and on days of events.
- Delivery servicing vehicles will access the site in a similar route to waste collection vehicles. This is acceptable from Highways perspective subject to servicing taking place outside of peak hours.
- 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
- SUGGESTED CONDITIONS:
Waste and Service Strategy
Event/Operational Strategy

Kind regards,

Syed

Syed Rahi

Engineer - Highways Development Control
Neighbourhoods Directorate
Manchester City Council

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



From: Maximilian Gibson <Maximilian.Gibson@manchester.gov.uk>
Sent: 11 December 2024 15:58
To: Syed Rahi <Syed.Rahi@manchester.gov.uk>
Subject: Re: Highways response to 141477/FO/2024

Hi Syed,

Please see the applicant's response:

We've reviewed the highway comments and note that there are several points which require some further clarification. I've copied out the relevant points below and provided our response **in bold**:

1. Upon review there appears to be a gated access point adjacent to the junction of Peary Street with Bromley Street as well as a gated access point with dropped kerbs off Bilbrook Street. Clarification is required on whether these access points will be retained as part of the proposal. **Both of these access points will be padlocked and fenced off as they are not used during events. The only public access point to the venue will be on Burstock Street via a search and queue system, whilst a separate staff entrance is located on Burstock Street/adjacent to Bilbrook Street.**
2. It is noted that there will be an opportunity for up to 4no. crew vehicles to park along Bilbrook Street. Further clarification is required as to how this will be managed during days of events. **On event days, a representative from Connecting Dots and a security steward will be present to point staff towards the parking bays on Bilbrook Street. Staff arrive at the venue at least several hours before the events start meaning that their arrival will not coincide with people attending the event. Staff will also be made aware of the nearby car parks (ParkBee Car Park off Gould Street and the ParkBee RCP off Rochdale Road) which are available to use if needed. If highways are concerned with the approach of using the 4 spaces on Bilbrook Street, the Applicant is happy to direct all staff to the car parks if that is preferred.**
3. It is suggested that taxi drop-off/pick-up and vehicular drop-off/pick-up may occur along Burstock Street. Further clarification is required from the applicant on how taxi drop-off/pick and vehicular drop-off/pick-up will be managed during event days. **On event days, the taxi pick-up and drop-offs will be managed by the on-site security team who will direct people into taxis quickly as possible to stop the build-up of traffic. Eddisons have identified Bromley Street as the most suitable taxi pick-up location, and this has been added to the attached plan accordingly. The applicant will also work with uber to put an 'Uber Block' on the surrounding areas to avoid any vehicles dropping off and picking up in a wider zone.**
4. Highways have some concern of the potential build-up of taxis and private vehicles waiting, especially at the end of events and the potential highways safety impact to other road users and pedestrians. It is requested that the applicant consider taxi pick-up/drop-off arrangements as part of the Events/Operational Strategy. **As above.**
5. The Proposed Venue Floorplan indicates that a cycle store is to be provided within the curtilage of the site which will accommodate 10no. cycle parking spaces. Further information on staff numbers and visitor numbers associated with the site is required, as capacity numbers will help in determining parking provision. **No cycle standards are provided for suis generis use, so the provision of 10 cycle spaces has been calculated based on the standards for D2: Assembly and Leisure (Other leisure facilities). This refers to 1 space per 140sqm, minimum of 2no. spaces. Based on the floor area 618sqm, this would equate to a requirement for 4no. spaces. The applicant proposes to provide 5no. Sheffield Stands which would accommodate up to 10no. cycles and is therefore providing in excess of policy requirements.**
6. The cycle store is required to be secured and sheltered - confirmation is required. **The applicant is happy to ensure that the cycle stands are secure and covered.**
7. The access route to the proposed cycle store is unclear - clarification is required. **Staff can access the cycle stands via the staff entrance round the side of the building prior to events starting and after events have finished. In the unlikely event that visitors would cycle to the venue, signs will be posted stating that cycle storage is available and would be directed to speak to a member of the security team who can arrange for the bike to be safely stored.**
8. It is noted that staff will be responsible for placing the bins at the waste collection point. However, it is unclear where the waste collection point will be located for the proposed venue site. Highways requests that an updated plan is provided demonstrating the refuse collection route and waste collection point. **The bin store is shown on the attached plan. On collection days a member of staff would wheel the bin to the collection point on the corner of Peary and Burstock St (now shown on the updated plan attached). Figure 2 in the submitted Transport Note prepared by Eddisons shows the route that the refuse vehicle would take.**
9. It is assumed that deliver vehicles associated with the site will access the site in a similar route to refuse waste vehicles – **This is correct.**

Please let me know your thoughts.

Best,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: syed.rahi@manchester.gov.uk <syed.rahi@manchester.gov.uk>
Sent: Tuesday, December 3, 2024 10:42 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: Highways response to 141477/FO/2024

Please see attached document with highways comments on 141477/FO/2024

Regards,
Syed Rahi

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