



Memorandum

To Holly Wright

From Syed Rahi

Date 17 March 2025

Subject **142274/FH/2025**

Erection of single storey extensions to the side and rear to form additional living accommodation, part front extension, installation of railings on top of existing front boundary wall

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

CONTEXT

The site is located adjacent to Quantock Street to the east of the site and is maintained.

The adopted Selworthy Road is located to the north with adoption extending to the back of the footway.

HIGHWAYS RESPONSE

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

There is an existing manhole which is to be relocated within the site boundary.

MCC's Flood Risk Team have been consulted and confirmed that alterations/build-over are proposed to the public sewer network, which is managed by United Utilities. This matter should be handled by Building Control.

PARKING AND ACCESS:

Observations indicate that there is an existing 1no. car parking space located within the site's curtilage, accessed from Quantock Street.

Clarification is sought on whether the proposed front extension affects the existing car parking space.

It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway. This should be demonstrated on an updated plan.

It is acknowledged that there is an existing access gate to the rear of the property which is to be reinstated.

BOUNDARY TREATMENTS:

It is understood that the existing boundary wall around the perimeter of the site is to be retained.

It is proposed that permeable metal railing will be provided on top of the existing boundary treatment to the northeast of the site. This is acceptable in principle.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

REFUSE AND SERVICING:

Refuse bins are to be located within the rear yard of the site. This arrangement is acceptable in principle.

It is assumed that refuse bins will be presented via the new access door to the east of the site for kerbside collection from Quantock Street.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan should be submitted prior to the start of works and should be conditioned. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.
- o Material Loading and Unloading location including storage areas.

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 pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Highways Reference: 16807/FO/2025