



Memorandum

To David Lawless

From [REDACTED]

Date 12 February 2025

Subject **141661/FO/2024**

Erection of 8no dwelling houses (4no blocks of semi-detached), with associated infrastructure works, car parking and hard and soft landscaping.

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

141661/FO/2024

CONTEXT

Erection of 8no dwelling houses (4no blocks of semi-detached), with associated infrastructure works, car parking and hard and soft landscaping at Grassland To The North/East Of Amberley Drive, Baguley, M23 2AA.

The site is located adjacent to 30mph adopted highways Amberley Drive. No kerbside restrictions are present in the vicinity of the site. A maintained pedestrian route runs along the southern site boundary.

HIGHWAYS RESPONSE

SITE ACCESSIBILITY

The site is located within an established residential area which benefits from a high level of accessibility (GMAL Index 6). Frequent bus services operate within walking distance along Greenbrow Road.

PARKING PROVISION

Highways require confirmation on proposed car parking provision. The submitted D&A Statement makes reference to 2no. parking spaces per dwelling, whilst plans indicate 1no. driveway parking space per dwelling.

Driveway dimensions should align with MCC standards (3m x 6m for a single driveway parking space) to ensure that vehicles do not impact on the adopted highway.

Each dwelling would also require electric vehicle (EV) charging provision (min. 7kW).

CYCLE PARKING

Each dwelling will have a cycle store within the private garden area. This is considered acceptable by Highways.

BOUNDARY TREATMENTS/VISIBILITY

Highways request that visibility for vehicles emerging from the proposed driveways is assessed in alignment with Manual for Streets Standards. Plans should demonstrate that 2.4 x 43m visibility splays can be achieved.

Any boundary treatment in the vicinity of the driveways (including planting/shrubbery) should not exceed 600mm in height in order to ensure vehicular/pedestrian visibility can be maintained.

OFF-SITE HIGHWAYS WORKS

The proposals include construction of a new footway along the eastern side of Amberley Drive (along the site frontage) which will also incorporate dropped-crossings for driveway access. The footway would need to be constructed to an adoptable standard, linking with existing footway to both ends (as proposed). This should be a minimum of 2m wide and be constructed/adopted through a Section 278/38 Agreement. Some minor additional works may be required towards the south to ensure adequate tie-in with the existing footway which is fronted by grass verge.

Highways works would also likely include relocation and potentially provision of additional street-lighting as part of the S278/S38 works.

ROAD SAFETY AUDIT

For any projects that require a S278 and/or S38 works, a Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design at the pre-planning stage - prior to planning approval being granted with subsequent Stage 2 and 3 RSAs as part of the S278 detailed design process and upon works completion.

A copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

REFUSE AND SERVICING

Refuse will be stored within the curtilage of each dwelling within dedicated refuse storage areas and bins will be presented for collection along Amberley Drive as is the case for adjacent properties within the vicinity. These arrangements are considered acceptable to Highways.

CONSTRUCTION MANAGEMENT

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

- Phasing and quantification / classification of vehicular activity.

- Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- Consideration of ongoing construction works and contractor parking in the locality.
- Details of any temporary traffic/pedestrian/cycle management.
- A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

RECOMMENDED CONDITIONS

- S278/S38 Agreement
- EV provision
- Cycle parking
- CMP

INFORMATIVES

- The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips, S50 temporary access and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Management teams via Email: highwaylicences@manchester.gov.uk / highwaynetworkmanagement@manchester.gov.uk.
- Application for S278/S38 off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link: https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements
- It is expected that all modifications/improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged.
- There will be a commuted sum charged for any materials used over and above MCC standard materials.

Highways Reference: 16671/FO/2025