
Fw: Application ref no CDN/24/1202 - Highways Comments

From Angela Leckie <angela.leckie@manchester.gov.uk>

Date Tue 11/02/2025 08:16

To Planning <Planning@manchester.gov.uk>

Hi Can the e-mail below be uploaded please Label as follows:

Response to Highways comments C36 05/02/25 please

Thanks

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 24th January until 11th February

From: Luke Kenney <LukeKenney@day-architectural.com>

Sent: 05 February 2025 14:18

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Cc: Alan Yarwood <alanyarwood@day-architectural.com>

Subject: Re: Application ref no CDN/24/1202 - Highways Comments

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Hi Angela,

Please see our comments in red below.

Regards

Luke Kenney BA(Hons) MArch PGDip ARB
Senior Project Architect



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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 16 January 2025 11:03 AM
To: Luke Kenney <LukeKenney@day-architectural.com>
Subject: Application ref no CDN/24/1202 - Highways Comments

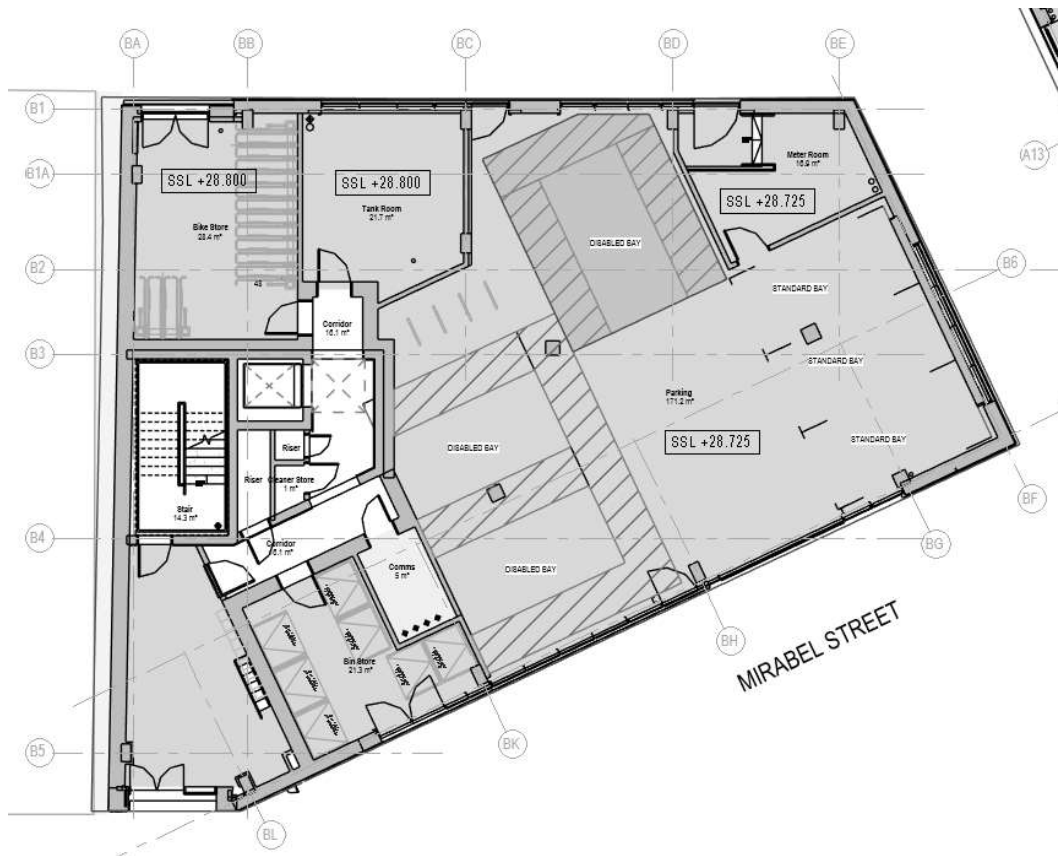
Hi Luke

Highways have made the following comments which will need to be addressed in an updated Travel Plan - you will need to include details of how Disabled residents Parking needs will be met / supported in this

In regard to part a of the Condition 25 (Travel Plan) Highways requests the Travel Plan be submitted. In regard to phase b of the Condition this will need to be reviewed within 6-months of occupation and upon completion of a revised Travel Plan which takes into account the baseline travel survey. The information is insufficient to allow us to recommend the discharge of part a of the condition from a Highways perspective. A Travel Plan is being created by Curtins and will be issued W/C 10/02/25.

In regard to Condition 31 (Residents Management Strategy) a Residential Management Strategy has been prepared. Within this document details of the refuse strategy, car & cycle parking, access arrangements and residents management has been provided. The information is sufficient to allow us to recommend the discharge of the condition from a Highways perspective. Noted

In regard to Condition 36 (Disabled Parking - Travel Plan) it is requested that as per the condition wording confirmation is provided that ensures that the parking needs of all disabled guests are met at a reasonable cost. The information is insufficient to allow us to recommend the discharge of part a of the condition from a Highways perspective. On Page 8 of the approved Transport Statement it states 2 of the 8 parking spaces were designated as disabled bays (25%). It doesn't reference if these were to be available for occupants or guests. It states 'this level of provision is considered to be appropriate to the scale, location and nature of the development'. The layout approved under the NMA reference 136185/NMC/2023 shows 6 spaces with 3 designated as disabled bays (50%). Again, this doesn't stipulate if these are for occupants or guests. Of these 3 disabled spaces, 2 have been made available for purchase by the developer, with the 1 highlighted below assigned to a 'disabled guest'/visitor. Can you please confirm this is acceptable and if you need any further information for discharge?



Best Wishes

Angela

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