MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

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Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Steven McCoombe
From	Laura Wareing
Date	7 November 2024
Subject	**141128/FO/2024** **Change of use from dwellinghouse (C3) to House in Multiple Occupation (C4)**

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

CONTEXT

The application seeks consent for the change of use from dwellinghouse (C3) to House in Multiple Occupation (C4) at 16 Kensington Avenue, Manchester, M14 5PG.

The site is located adjacent to the adopted highway of Kensington Avenue.

HIGHWAYS RESPONSE

The proposals are for the change of use from a 4-bed Use C3 to an HMO for 4 people.

TRIP GENERATION AND JUNCTION CAPACITY:

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes. Regular bus services are located within walking distance of the property.

PARKING AND ACCESS:

There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street.

It is noted that Kensington Avenue has existing on-street parking in place due to a number of the existing properties having no off-street parking in place.

CYCLE PARKING:

In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.

REFUSE AND SERVICING:

A refuse storage area is noted in the front garden of the site. Kerbside collection will be from Kensington Avenue. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

CONSTRUCTION MANAGEMENT:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk

Highways Reference: 16345/FU/2024