



Memorandum

To Joshua Lee

From Syed Rahi

Date 23 September 2024

Subject **140061/FO/2024**

Erection of single storey building to form 5 garages associated with adjoining flats.

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

CONTEXT

The proposal is for the erection of a storey building to form 5 garages associated with adjoining flats at 2 Ladybarn Crescent Manchester M14 6UU.

The site is adjacent to the unadopted Ladybarn Crescent to the west. There are no Traffic Regulation Orders in place along Ladybarn Crescent.

HIGHWAY RESPONSE:

The proposed single storey building is located within the red-line boundary to the rear of the site and as such, does not impinge upon the adopted highway.

A Proposed Site Plan has been submitted. It indicates that the proposed building will provide 5no. garage spaces (including a ramp and roller doors) and an area for storage space.

It would be useful to understand whether the 5no. garage spaces will be used by 5 different residents/flats?

If there are more apartments than garage spaces proposed, further information is sought on how the garage spaces will be allocated to apartments? Will this be on a first-come first serve basis?

The Proposed Plan demonstrates that each garage space has a dimension of 2.4m x 5.95m. Each garage space appears to accommodate a vehicle for parking. Can the applicant clarify if separating walls are present internally between each garage space?

The application form acknowledges that the site has 40no. existing car parking spaces which is to be retained. Further clarification is required from the applicant whether the proposed single storey building will affect the existing vehicle parking arrangements associated with the site.

UPDATED HIGHWAY COMMENTS - 23.09.24:

Further information has been provided by the applicant.

It is noted that the 5no. garages spaces is to be used by four existing flat. This has been designated to each flat on a permanent basis where three flats would have one garage space and one flat would have two garage spaces, which is acceptable from a Highways perspective.

The applicant has also clarified that no separating walls are to be provided between the garage spaces which Highways accepts.

The proposed single storey building will not affect the existing vehicle parking arrangements associated with the site.

Highways Reference: 16150/FO/2024