MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

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Memorandum

To	Danielle Cooper
From	Laura Wareing
Date	29 August 2024
Subject	**139998/FO/2024** **Change of use from Class E(a) to Sui Generis (Car Showroom and cafe/bar area), elevational alterations, and the change of use of the adjacent public highway for external table and seating areas.**

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 Class E(a) to Sui Generis (Car Showroom and cafe/bar area), elevational alterations, and the change of use of the adjacent public highway for external table and seating areas at 2 St. Ann Street, Manchester, M2 7LP.

The site is located adjacent to the adopted highway of St Ann Street to the north and Police Street to the east. A Prohibition of Driving Mon-Sat (except cycles & access for loading in loading bays) is in place along St Ann Street and Police Street.

HIGHWAYS RESPONSE

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, tram services and railway services are located within walking distance of the site.

PARKING AND ACCESS:

The CUPRA City Showroom has capacity for displaying two vehicles at any one time. These cars will be changed 2-3 times per year only. Vehicles will be moved into the building out of hours through the vehicle access doors via St. Ann Street.

No parking is proposed within the application and considering the site's location and proximity to sustainable travel offer, this is acceptable in principle. As such, no parking concerns are raised from a Highways perspective by the proposals.

Pedestrian access will be taken via the existing points of access.

The Design and Access Statement states that the proposals will result in the relocation of 6 Sheffield bicycle stands to accommodate vehicular access to the showroom space. This relocation will also provide space for the external seating area. Public Realm have been consulted and have stated that they would have concerns with the relocation of the cycle stands.

It is noted that this area of the highway is adopted and outside of the ownership of the applicant.

CYCLE PARKING:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. Given the use class of the building, this should accommodate 2 cycles.

BOUNDARY TREATMENTS:

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.

TABLES & CHAIRS:

The external seating area will comprise of 7 tables and 14 chairs and moveable planted barriers.

As the proposed tables and chairs are to be located on the adopted highway, a tables and chairs licence should be obtained via emailing premises.licensing@manchester.gov.uk.

The proposed development is located on a length of footway, subject to a high volume of pedestrian movement.

In this location, street furniture in the form of cycle stands, digital advertising board, telephone box, utilities box and signals are located on the adopted footway.

The proposed seating area retains a footway clearance of c. 4.6 m from the back of the seating area to the kerbside. This is considered sufficient to accommodate pedestrian demands in this location.

The external seating will be stackable, table foldable and planted barriers will be movable which will allow them to be brought into the premises. The Design and Access Statement confirms that no equipment will be stored outside and on the adopted highway.

All furniture is to be stored internally within the premises outside of operational hours. This is considered appropriate in preventing unnecessary obstruction of the adjacent highway.

REFUSE AND SERVICING:

A refuse storage area is noted within the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

The Operational Management Strategy confirms that deliveries will be made out of hours and delivered via the main customer entrance or the vehicular access doors (if required) via St. Ann Street. The existing loading and unloading bay on St. Ann Street will be used.

The Operational Management Strategy confirms that waste will be stored within the premises and separated into general waste, paper and recyclable waste. The waste will be stored temporarily within the indicated storage area to wait daily collection. Waste will be left on St. Ann Street for out of hours daily collection via a third-party contractor. This is in line with the previous existing arrangements and existing arrangements at neighbouring properties.

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 the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Highways Reference: 16080/FU/2024