



Memorandum

To Emily Booth

From Laura Wareing

Date 3 October 2024

Subject **140956/FO/2024**

Remedial work of the existing concrete structure and a 5 storey side extension to accommodate 5 residential dwelling houses (Use 3Ca) on the ground and upper floors.

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

CONTEXT

The application seeks consent for remedial work of the existing concrete structure and a 5-storey side extension to accommodate 5 residential dwelling houses (Use 3Ca) on the ground and upper floors at 58 Richmond Street, Manchester, M1 3WB.

The site is located adjacent to the adopted highway of Richmond Street. Richmond Street has a 20mph speed limit and No Waiting at Any Time in place.

HIGHWAYS RESPONSE

TfGM were consulted and state that the proposals do not require any comments from a TfGM perspective.

TRIP GENERATION AND JUNCTION CAPACITY:

The addition of an additional residential accommodation and is unlikely to generate any significant increase in vehicle trips.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes. Regular bus services, Metrolink services and railway services are available within walking distance of the site.

PARKING AND ACCESS:

No parking is proposed as part of the development. This is acceptable in principle due to the level of accessibility of the proposed site, therefore no parking concerns are raised from a Highways perspective by the proposals.

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.

Plans confirm that 9 cycle spaces will be provided for residents and 8 further visitor cycle spaces will also be provided in the form of cycle racks. The cycle store will be provided on the ground floor of the building and accessed internally.

BOUNDARY TREATMENTS:

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

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.

OFF-SITE HIGHWAYS WORKS:

It is requested that the footways bounding the site are resurfaced. Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for the resurfacing of the footway. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

REFUSE AND SERVICING:

Designated refuse storage has been accommodated for each individual dwelling with kerbside collection noted from Richmond Street.

The refuse store is located on the ground floor with direct access from Richmond Street. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway. The proposed access from Richmond Street should provide inward opening doors.

Although the waste storage is acceptable in principle, it is requested that swept path analysis is provided demonstrating an 11.5 metre waste management vehicle manoeuvring to and from the collection point in a forward moving gear is provided by the applicant in line with MCC's guidance GD04 Waste Storage & Collection Guidance for New Developments.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan has been submitted and provides details on access to the site, delivery and storage, traffic management and waste disposal.

The CMP confirms that any temporary works and closures on the adopted highway will be agreed with MCC. 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.

It is noted that under Traffic Management the CMP will ensure that pedestrians and vehicle traffic are segregated and a one-way system implemented where possible. It is also noted that banksmen will be in place to assist with the delivery vehicles.

In terms of delivery routes and delivery of large items it is requested that the applicant / construction team liaise with Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

It is recommended that the above is conditioned and attached to any planning permission that may be granted.

Highways Reference: 16199/FO/2024