



Manchester City Council
P O Box 532,
Town Hall
M60 2LA

LB/9762
30th July 2024

9762 – Former Mather & Platt Foundry, Grimshaw Lane, Manchester, M40 2BA

Planning Application Reference: 129444/FO/2021

Dear Sir/ Madame,
Please find a response to planning condition 26 below.

Planning Condition 26:

“26) Prior to the first use of the development hereby approved, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Tactile paving and junction road markings to be installed;*
- The Grimshaw Lane footway adjacent to the development is re-kerbed and re-paved;*
- Re-validation of the SCTOO at the junctions of Monsall Road/Oldham Road and The Gateway/Oldham Road; and*
- Improvements to street lighting along Grimshaw Lane.*

The approved scheme shall be implemented and be in place prior to the first use of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).”

PTA response:

We can confirm that all the planning condition items have been addressed:

- Tactile paving, road markings and footway works have been installed as part of the proposed S278 highway works. Enclosed are S278 Record Drawings, the recent Road Safety Audit Stage 3 together with our Designer’s Response and photographic evidence of the works.
- Transport for Greater Manchester (TfGM) will carry out the SCOOT validation works when the site is occupied. The cost of this work has been supported by the developer, invoiced and paid in advance, see correspondence with TfGM enclosed confirming that no further actions are required.
- The street lighting has been assessed as part of the S278 and resulted in the replacement of 8 lanterns within the site access vicinity, see Proposed Road Lighting Layout from Amey with the proposed lighting improvements enclosed.
Also enclosed is correspondence with Amey confirming that the proposed lighting works have been carried out.

I trust the following information is sufficient to clear planning condition 26 but if additional information is required, please do not hesitate in contacting us.

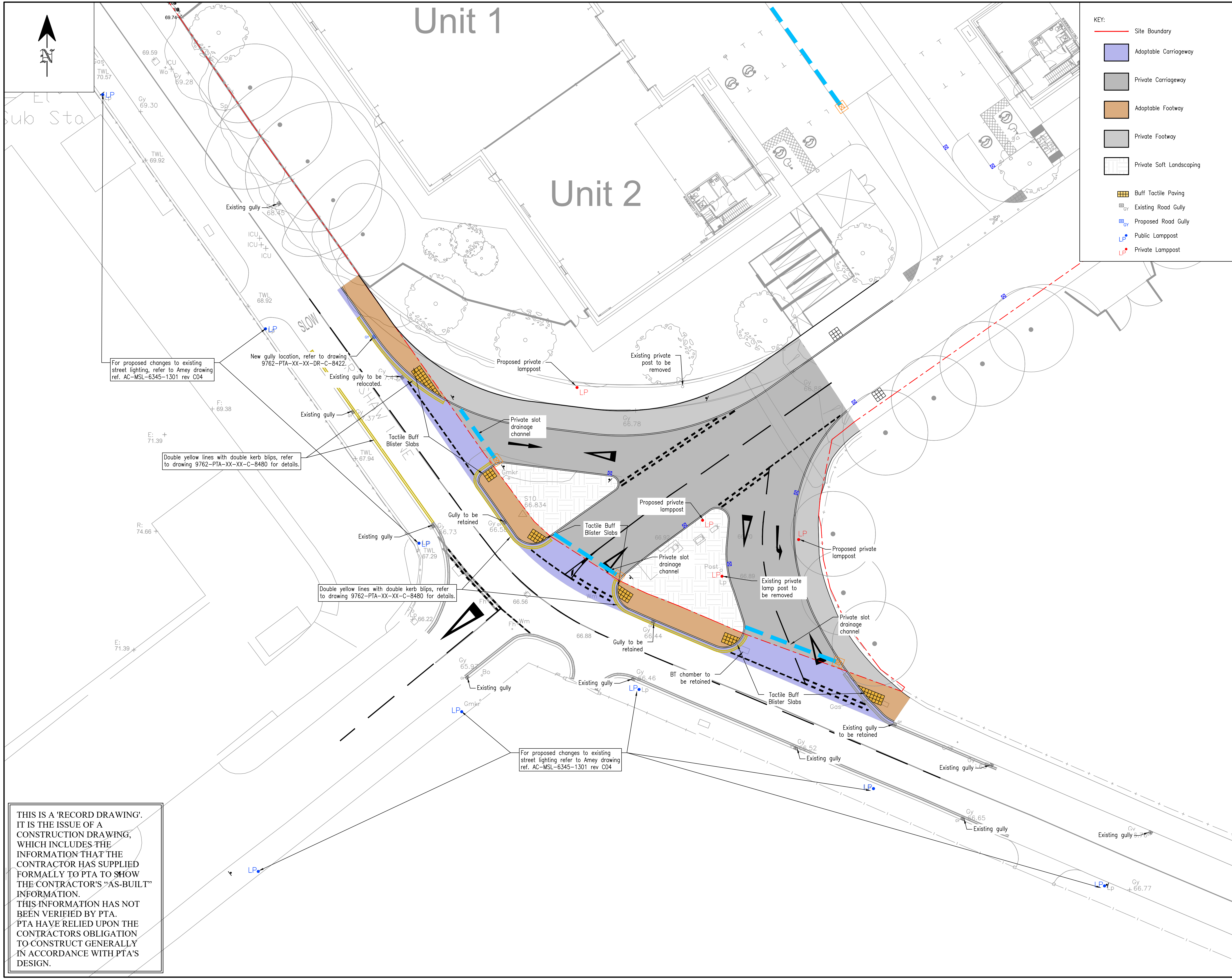
Supporting Documents:

- PTA S278 Record drawings.
 - 9762-PTA-XX-XX-DR-C-8400_S278 General Arrangement_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8410_S278 Visibility Splays_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8420_S278 Setting Out_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8421_S278 Gully Catchment Area_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8422_S278 Gully Relocation Plan_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8430_S278 Surface Material Layout_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8440_S278 Kerb Layout_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8460_S278 Construction Details_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8470_S278 Vehicle Tracking_ Rev C02
 - 9762-PTA-XX-XX-DR-C-8480_S278 Traffic Signs & Road Markings_ Rev C02
- Road Safety Audit Stage 3 by RKS Associates ref. VRP1800-01 with PTA Designer's Response.
- Correspondence with Transport for Greater Manchester confirming that no further actions are required for the SCOOT Validation Works.
- AC-MSL-6345-1301 Proposed Road Lighting Layout Rev C05 by Amey
- Correspondence with Amey confirming that Street Lighting has been installed as per the design.
- Site photographic evidence of the S278 highway works.

Regards,

Luís Brito
Senior Civil Engineer

S278 Record Drawings



Notes:

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- The Contractor is advised that all design drawings and information are to be read concurrently and any discrepancies or omissions reported directly to PTA Civils Department.
- This drawing is based upon the survey by Greenhatch Group reference 37505_T Rev 2 dated 07/08/2020 provided in digital format.
- Grid and levels based on Ordnance Datum, derived from the national GPS network.
- Contractor to construct to existing levels and alignment.
- For details of proposed road markings and traffic signs, including details of proposed double yellow lines and double kerb blips, refer to drawing 9762-PTA-XX-XX-C-8480.

Works under MCC S278
Highways technical approval
dated 25/03/2014 ref.
210633H.

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DRAWING STATUS

REV	DESCRIPTION	BY	DATE	CHKD
C02	Record Issue; Uncontrolled Pedestrian Crossing Added To Private Road.	LB	30.07.24	SLW
C01	Construction Issue.	LB	05.04.24	SLW
P07	Double Yellow Markings Note Added.	LB	14.02.24	
P06	Existing & Proposed Double Yellow Markings Added; Street Lighting Notes Added.	LB	12.02.24	
P05	Road Markings Added To Northern Access Arm.	LB	09.01.23	
P04	Northern Access Arm Made Entry Only.	LB	07.12.23	
P03	Northern Arm Access Road Alignment Updated.	LB	10.11.23	
P02	Site Layout & Access Road Alignment Updated; Gully Moved.	LB	21.07.23	
P01	First Issue	GW	12.11.21	LB

PROJECT TITLE

Grimshaw Lane, Manchester

DRAWING TITLE

S278
General Arrangement

DATE	Nov 2021	CHECKED DO	CHECKED ENG	PTA PROJ No
DRAWN	GW			9762
SCALE	1:200	LB	SLW	REVISION
DRG SIZE	A1			C02

DRAWING No

9762-PTA-XX-XX-DR-C- 8400

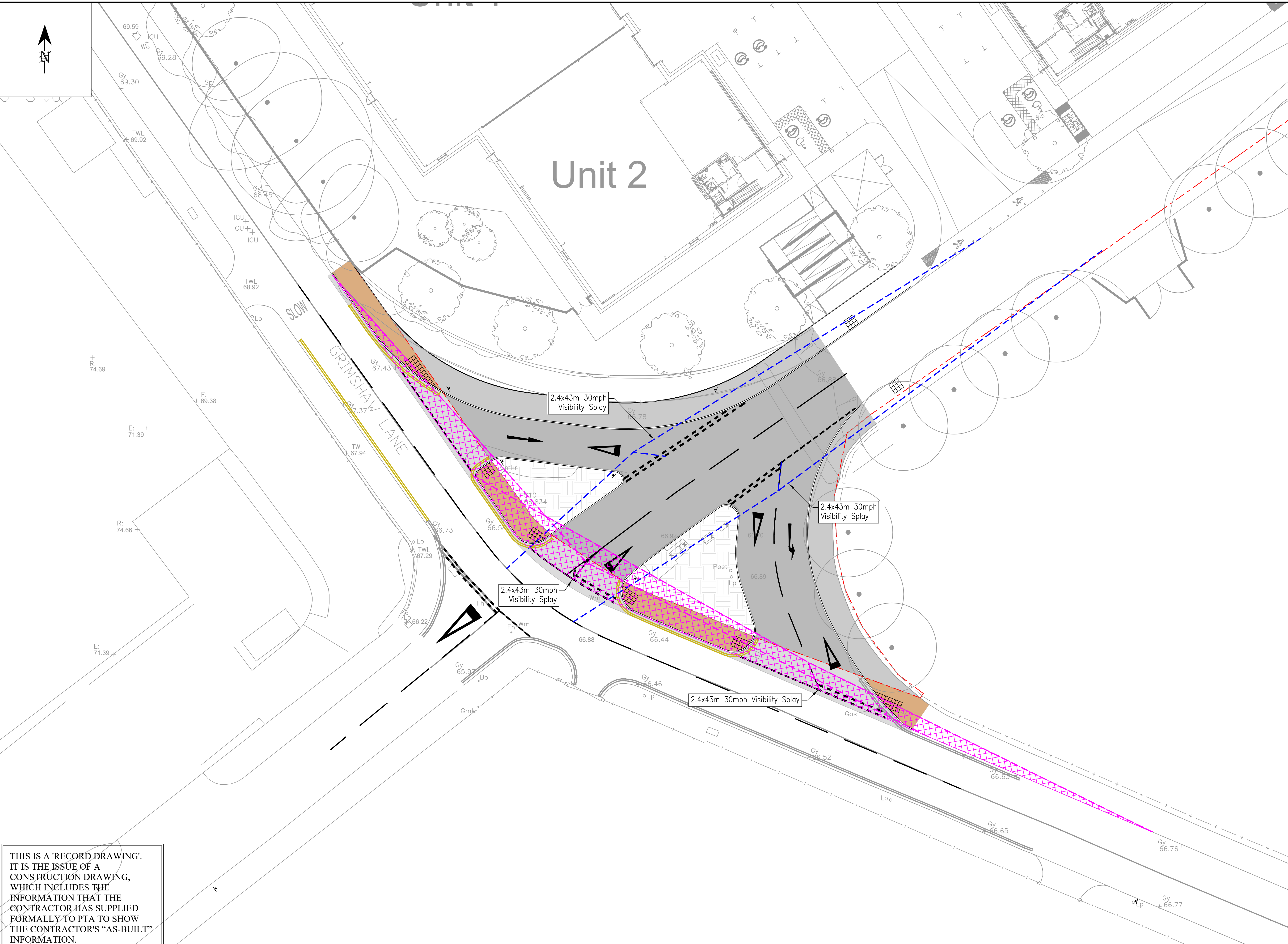
Consulting Civil & Structural Engineers

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FOR CONSTRUCTION

C02	Record Issue; Uncontrolled Pedestrian Crossing Added To Private Road.	LB	30.07.24	SLW
C01	Construction Issue.	LB	05.04.24	SLW
P06	Existing & Proposed Double Yellow Markings Added.	LB	12.02.24	
P05	Road Markings Added To Northern Access Arm.	LB	09.01.23	
P04	Northern Access Arm Made Entry Only.	LB	07.12.23	
P03	Northern Arm Access Road Alignment Updated.	LB	10.11.23	
P02	Site Layout & Access Road Alignment Updated.	LB	21.07.23	
P01	First Issue	GW	12.11.21	LB
REV	DESCRIPTION	BY	DATE	CHKD

PROJECT TITLE
Grimshaw Lane, Manchester

DRAWING TITLE
S278
Visibility Splays

DATE	Nov 2021	CHECKED DO	CHECKED ENG	PTA PROJ No
DRAWN	GW			9762
SCALE	1:200	LB	SLW	REVISION
DRG SIZE	A1			C02

DRAWING No
9762-PTA-XX-XX-DR-C- 8410

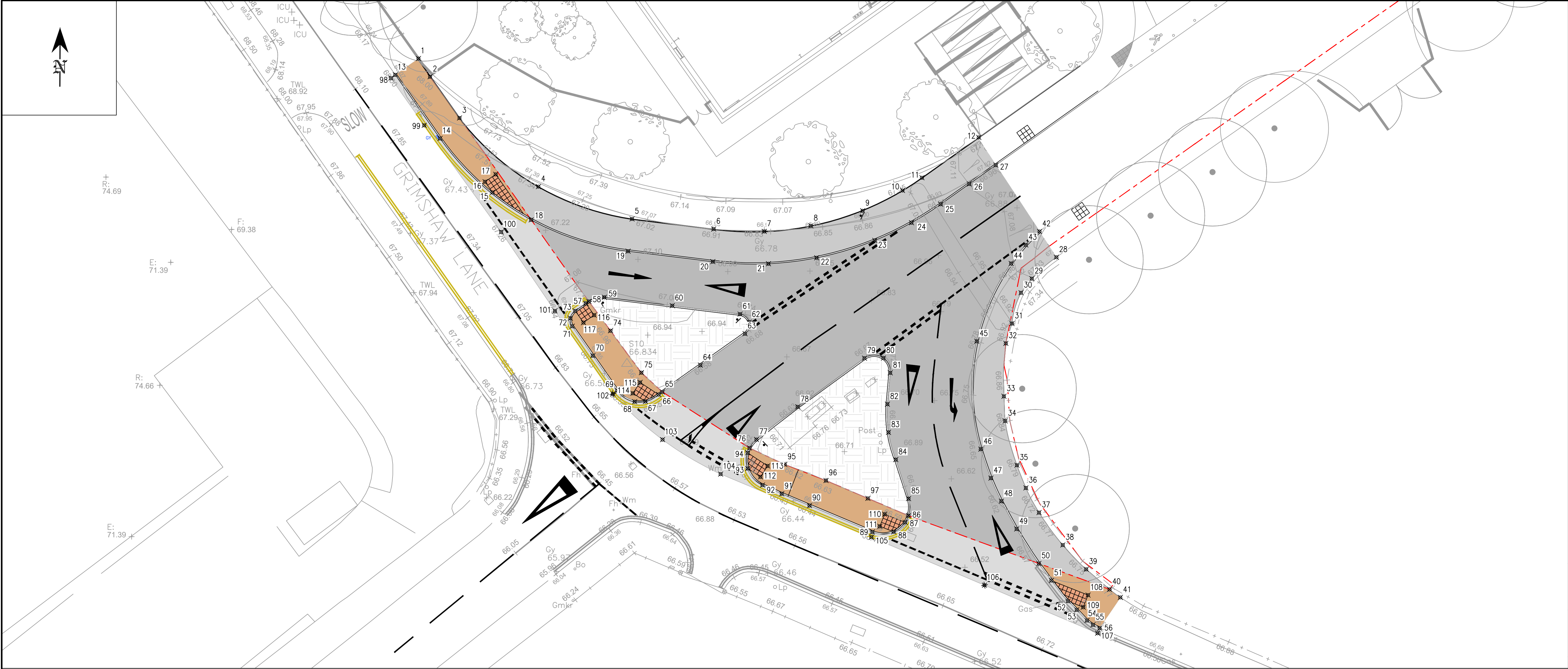
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KEY:

- Site Boundary
- 2.4 x 43m 30mph Visibility Splay as of MIS



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C01	Construction Issue.	LB	05.04.24	SLW
P07	Existing & Proposed Double Yellow Markings Added.	LB	12.02.24	
P06	Road Markings Added To Northern Access Arm.	LB	09.01.23	
P05	Northern Access Arm Made Entry Only.	LB	07.12.23	
P04	Setting Out Levels Updated.	LB	23.11.23	
P03	Northern Arm Access Road Alignment Updated.	LB	10.11.23	
P02	Site Layout & Access Road Alignment Updated.	LB	21.07.23	
P01	First Issue	GW	11.11.21	LB
REV	DESCRIPTION	BY	DATE	CHKD

PROJECT TITLE
Grimshaw Lane, Manchester

DRAWING TITLE
**S278
Setting Out**

DATE	Nov 2021	CHECKED DO	CHECKED ENG	PTA PROJ No
DRAWN	GW	LB	SLW	9762
SCALE	1:200			REVISION
DRG SIZE	A1			C02

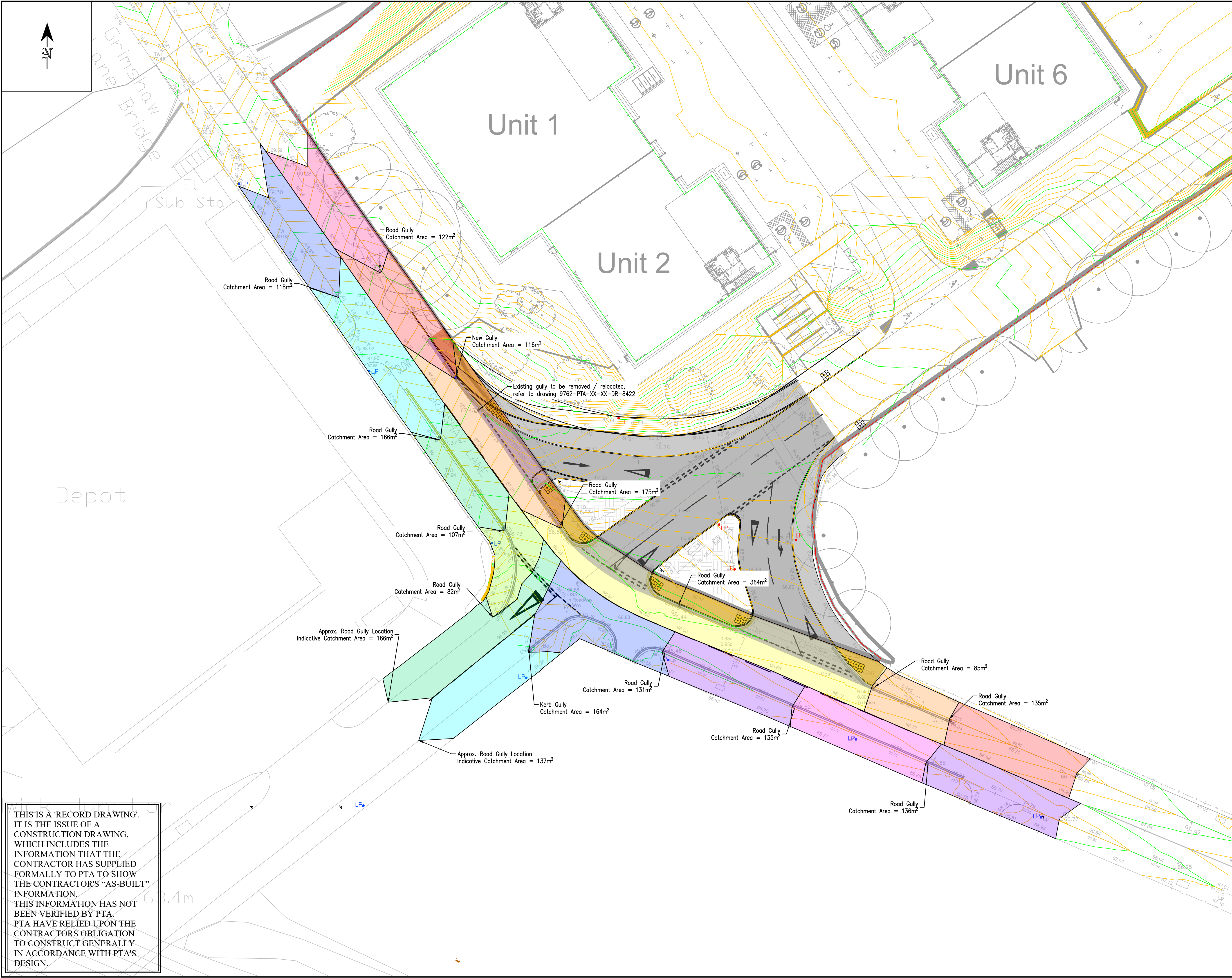
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Works under MCC S278
Highways technical approval
dated 25/03/2014 ref.
210633H.

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DRAWING STATUS

FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE	CHK'D
C02	Record Issue; Uncontrolled Pedestrian Crossing Added To Private Road.	LB	30.07.24	SLW
C01	Construction Issue.	LB	05.04.24	SLW
P04	Existing & Proposed Double Yellow Markings Added.	LB	12.02.24	
P03	Road Markings Added To Northern Access Arm.	LB	09.01.23	
P02	Northern Access Arm Made Entry Only; Proposed Site Levels Contours Added.	LB	07.12.23	
P01	First Issue	LB	10.11.21	

PROJECT TITLE

Grimshaw Lane, Manchester

DRAWING TITLE

S278 - Gully Catchment Area

DATE	DRAWN	CHECKED DO	CHECKED ENG	PTA PROJ No
Nov 2021	LB			9762
SCALE	DWG SIZE	LB	SLW	REVISION
1:250	A1			C02

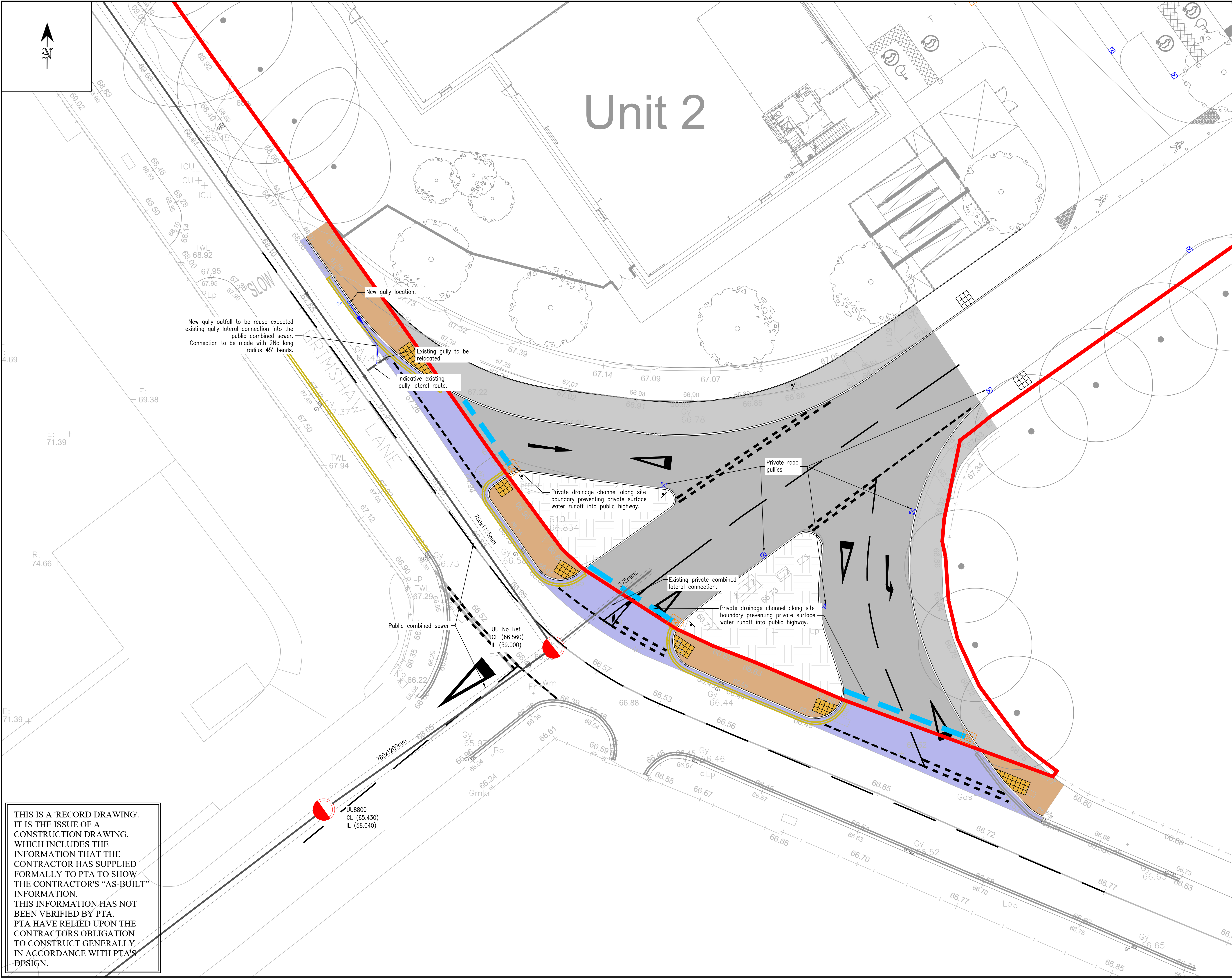
DRAWING No

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FOR CONSTRUCTION

C02	Record Issue; Uncontrolled Pedestrian Crossing Added To Private Road.	LB	30.07.24	SLW
C01	Construction Issue.	LB	05.04.24	SLW
P04	Existing & Proposed Double Yellow Markings Added.	LB	12.02.24	
P03	Road Markings Added To Northern Access Arm.	LB	09.01.23	
P02	Gully Moved; Private Drainage Channels & Gullies Added.	LB	07.12.23	
P01	First Issue	LB	10.11.21	
REV	DESCRIPTION	BY	DATE	CHKD

PROJECT TITLE
Grimshaw Lane, Manchester

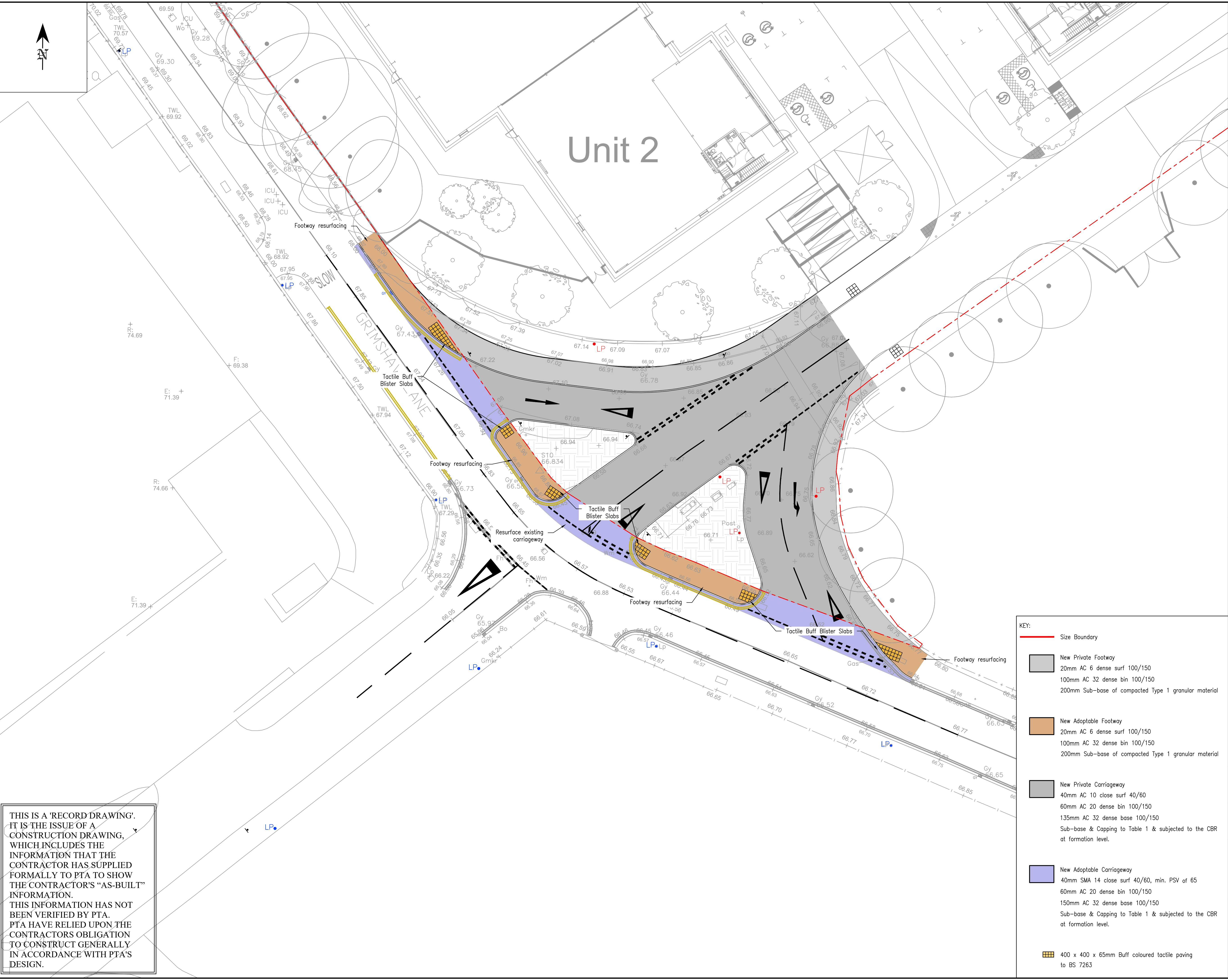
DRAWING TITLE
S278 - Gully Relocation Plan

DATE	Nov 2021	CHECKED DO	CHECKED ENG	PTA PROJ No
DRAWN	LB			9762
SCALE	1:250	LB	SLW	REVISION
DRG SIZE	A1			C02

DRAWING No
9762-PTA-XX-XX-DR-C- 8422

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DRAWING STATUS

FOR CONSTRUCTION

C02	Record Issue; Uncontrolled Pedestrian Crossing Added To Private Road.	LB	30.07.24	SLW
C01	Construction Issue.	LB	05.04.24	SLW
P06	Existing & Proposed Double Yellow Markings Added.	LB	12.02.24	
P05	Road Markings Added To Northern Access Arm.	LB	09.01.23	
P04	Northern Access Arm Made Entry Only; Construction Build-ups Adjusted.	LB	07.12.23	
P03	Northern Arm Access Road Alignment Updated.	LB	10.11.23	
P02	Site Layout & Access Road Alignment Updated.	LB	21.07.23	
P01	First Issue	GW	12.11.21	LB
REV	DESCRIPTION	BY	DATE	CHKD

PROJECT TITLE
Grimshaw Lane, Manchester

DRAWING TITLE
**S278
Surface Material Layout**

DATE	Nov 2021	CHECKED DO	CHECKED ENG	PTA PROJ No
DRAWN	GW			9762
SCALE	1:200	LB	SLW	REVISION
DRG SIZE	A1			C02

DRAWING No
9762-PTA-XX-XX-DR-C- 8430

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KEY:

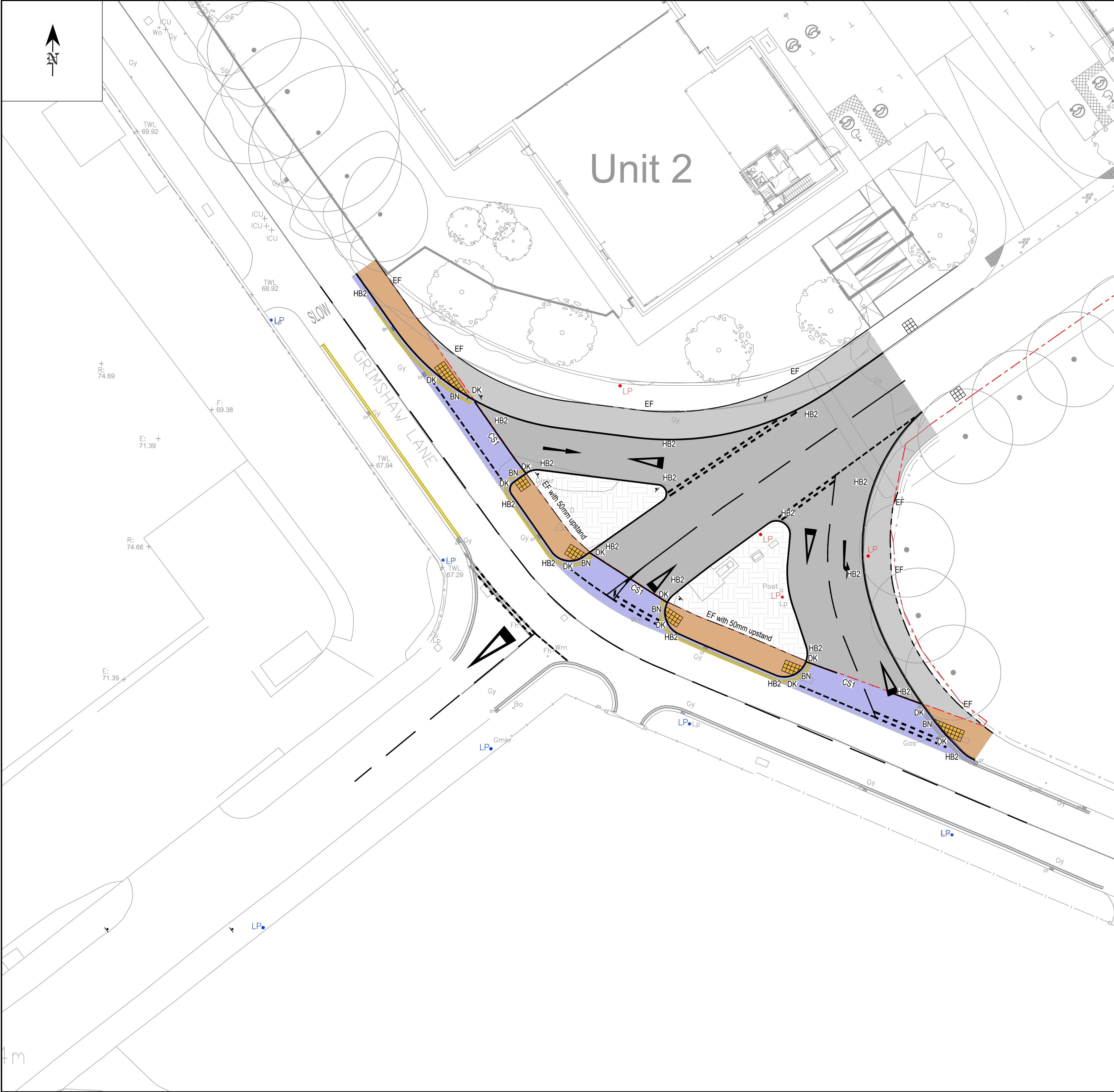
New Private Footway
20mm AC 6 dense surf 100/150
100mm AC 32 dense bin 100/150
200mm Sub-base of compacted Type 1 granular material

New Adoptable Footway
20mm AC 6 dense surf 100/150
100mm AC 32 dense bin 100/150
200mm Sub-base of compacted Type 1 granular material

New Private Carriageway
40mm AC 10 close surf 40/60
60mm AC 20 dense bin 100/150
135mm AC 32 dense base 100/150
Sub-base & Capping to Table 1 & subjected to the CBR at formation level.

New Adoptable Carriageway
40mm SMA 14 close surf 40/60, min. PSV of 65
60mm AC 20 dense bin 100/150
150mm AC 32 dense base 100/150
Sub-base & Capping to Table 1 & subjected to the CBR at formation level.

400 x 400 x 65mm Buff coloured tactile paving to BS 7263



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Works under MCC S278
Highways technical approval
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DRAWING STATUS
FOR CONSTRUCTION

C02	Record Issue; Uncontrolled Pedestrian Crossing Added To Private Road; CS1 Kerb Added To Highway Boundary.	LB	30.07.24	SLW
C01	Construction Issue.	LB	05.04.24	SLW
P06	Existing & Proposed Double Yellow Markings Added.	LB	12.02.24	
P05	Road Markings Added To Northern Access Arm.	LB	09.01.23	
P04	Northern Access Arm Made Entry Only.	LB	07.12.23	
P03	Northern Arm Access Road Alignment Updated.	LB	10.11.23	
P02	Site Layout & Access Road Alignment Updated.	LB	21.07.23	
P01	First Issue	GW	11.11.21	LB
REV	DESCRIPTION	BY	DATE	CHKD

PROJECT TITLE
Grimshaw Lane, Manchester

DRAWING TITLE
**S278
Kerb Layout**

DATE	Nov 2021	CHECKED DO	CHECKED ENG	PTA PROJ No
DRAWN	GW			9762
SCALE	1:200	LB	SLW	REVISION
DRG SIZE	A1			C02

DRAWING No
9762-PTA-XX-XX-DR-C- 8440

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