MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

Telephone:
syed.rahi@manchester.gov.uk

Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Holly Wright
From	Syed Rahi
Date	4 April 2024
Subject	**139191/FO/2024** **Erection of three bedroom detached house and garage.**

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

CONTEXT
The application seeks consent for the erection of three bedroom detached house and garage at 7 Colgate Crescent, Manchester, M14 6FN.

The site is located adjacent to the adopted 20mph Colgate Crescent.

HIGHWAYS RESPONSE

PARKING AND ACCESS:
A new pedestrian access is proposed off Colgate Crescent as per the proposed site plan.

A new vehicular access is proposed to the northern side of Colgate Crescent. Upon review, there are no existing dropped kerbs present in this location. Therefore, new dropped kerbs will be required to facilitate vehicular access.

Can the applicant clarify the number of on-site car parking spaces that is to be provided and also confirm whether the proposed garage (2.5m X 5.5m) will be used for vehicle parking.

It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway.

No details have been provided on the pedestrian visibility splay for the vehicular access. Therefore, further details are required in order to assess the pedestrian visibility.

Dropped kerbs will be required off Colgate Crescent to accommodate new parking spaces. The new access will need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

EV CHARGING
It is required, in line with MCC Residential Guidelines, that the provision of an Electrical Vehicle charging point (minimum 7kW) is made available for the proposed residential development.

No information has been provided by the applicant on the provision of EV charging.

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

No information has been provided by the applicant on the provision of cycle parking.

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.

It is noted that the existing brick boundary wall & privet hedge is to be retained.

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.

REFUSE AND SERVICING:
A bin store is proposed located within the site. Highways consider this to be acceptable to prevent any obstruction to passing pedestrians on the adjacent footway.

It is assumed that refuse collection will be in line with existing properties along Colgate Crescent. Can the applicant confirm this is the case?

CONSTRUCTION MANAGEMENT:
A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality.

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.

Highways Reference: 15532/FO/2024