MANCHESTER CITY COUNCIL

Highways Service

Neighbourhoods Directorate
PO Box 532,
Town Hall,
Manchester M60 2LA

Project Code:	**210769H**
Project Name:	**Sec. 278 Blackwin Street**
Date:	**Monday, 08 July 2024**
Technical Review:	**First**

1st Technical Review – **Black**
1st Technical Review, Designers Response – **Red**

For the attention of Mr. Andrew Mulligan

General requirements/information

- Please ensure when updating specific drawings, all other drawings showing similar detail are also updated.

- You must ensure that you have appropriate planning approvals in place before proceeding with any works. Any works carried out without planning approval are carried out at the developers own risk.

- Before Technical Acceptance can be given, MCC highways department must consult with relevant stakeholders. This process can take up to two months.

- All works undertaken before technical approval is issued will be at the development own risk. MCC takes no liability for abortive works.

General Comments.

1. Please see Decision Notice 6 I have copied and pasted for your convenience.

   ~~**6) The car parking indicated on the approved plans development be surfaced, demarcated, and made available for use prior to the new dwellings hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings are occupied.**~~
   ~~We've since emailed about this and confirmed that this wording on the condition relates only to the new proposed private driveway spaces, and not the existing car parking spaces in the turning head of Valance Close. Therefore this is considered when revising out drawings~~. Comment Closed.

2. A Pre-condition survey should be carried out to ensure that all carriageways are suitable for use.
3. ~~Can you please undertake a RSA1/2 before we carryout the second technical review.~~
   ~~Stage 1/2 RSA has now been completed by Sanderson Associates and is included in the re-submission package along with designers comments from CDP.~~ Comment Closed

Drawing No. 22-B-13126.100 S278 GA & Highway Details.

1. ~~Please see General Comment No 1 Above and extend redline Boundary to suit.~~
   ~~As noted above, the architect has confirmed that the planning condition relates to the new driveway spaces, not the parking spaces on Valance Close. Red line boundary has however been revised to suit to below comments.~~ Comment Closed

2. ~~Extend Redline Boundary to cover Footpath along Blackwin Street also include Min 300mm Tarmac strip along Kerbline.~~
   ~~Added.~~ Comment Closed

3. ~~Location Of gullies will need to be investigated so they are not located within a dropped Kerb location on Blackwin Street 2x Gullies.~~
   ~~2 x gullies called up and relocated outside of dropped kerb accordingly.~~
   - ~~Note: this was also the (only) comment that the stage 1/2 RSA picked up~~. Comment Closed

4. ~~Radius Kerbline on Southside of Valance Close to continue straight to meet corner at unadopted Land.~~
   ~~Now amended to suit accordingly~~. Comment Closed

Drawing No. 22-B-13126.101 S278 Redline Boundary.

1. ~~Please alter redline to suit comments from Above as this will be used as part of the S278 agreement.~~ ~~Red line boundary drawing has been revised to reflect the changes above~~. Comment Closed

Drawing No. 22-B-13126.102 S278 Kerbing Arrangement.

1. ~~Please Alter Kerbline to Correspond with GA & Highway Design comment 4.~~
~~New kerbline shown on this drawing to reflect the changes~~. Comment Closed

Drawing No. 22-B-13126.103 S278 Site Clearance.

1. ~~Please Alter to cover Above Kerbline~~.
~~Amended~~. Comment Closed

2. ~~Please alter to Suit General Comment No 1.~~
~~As above, N/A~~. Comment Closed

Drawing No. 22-B-13126-200A Engineering Appraisal.

1. ~~Please see Gully outside Plot 01 Driveway on Blackwin Street would prefer to move out of the Driveway.~~
~~2 x Gullies have been highlighted and proposed area of relocation shown~~.
Comment Closed

2. ~~No Rainwater should run off private driveways on the public Carriageway if this is the case Aco drains will need to be implemented~~.
~~Confirmation that ACO channel drains will be constructed at low points of driveways to prevent SW run off from private areas into the public highway~~.
Comment Closed

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3. Before Technical Acceptance can be given, MCC highways department must consult with relevant stakeholders. This process can take up to two months.

4. All works undertaken before technical approval is issued will be at the developers own risk. MCC takes no liability for abortive works.

Yours faithfully,

Anthony Hagan
Highway Design Engineer

Thomas Farrell
Assistant Highway Design Engineer