MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

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Hammerstone Road Depot,
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Memorandum

To	Katie Raw
From	Leanne Chapman
Date	18 January 2024
Subject	**138977/FH/2024** **Elevational alterations involving rendering of external walls, porch remodelling and replacement windows, together with relocation of the pedestrian access and new gates to driveway**

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

CONTEXT

This application is for the Elevational alterations involving rendering of external walls, porch remodelling and replacement windows, together with relocation of the pedestrian access and new gates to driveway at 19 Tyndall Avenue, Manchester, M40 9PL.

The site is on the junction of adopted highways Tyndall Avenue and Wharfedale Avenue. There are no kerbside restrictions in place.

HIGHWAYS RESPONSE:

The associated elevational alterations will be contained within the site boundary and will not impinge upon the adopted highway, this is acceptable to Highways.

In-curtilage parking will remain as existing, using the existing vehicular access point, this is acceptable to Highways.

The pedestrian access point is acceptable to Highways.

The applicant should be advised that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines. Highways have concerns over compromised visibility between an

egressing vehicle and passing pedestrian / motorised traffic along Tyndall Avenue. There is also a concern that the height of the boundary treatment will limit visibility for vehicles using the adjacent junction of Tyndall Avenue and Wharfedale Avenue.

It must be ensured that all gating which is accessed from the highway is inwardly opening in order to prevent obstruction to passing footway users

It is noted that the existing waste and servicing arrangements will continue, this is acceptable to Highways.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

FURTHER HIGHWAYS COMMENTS - 28 February 2024

Submitted plan, drawing no. A.01.2.6, shows the boundary wall height as 600mm with slatted infill allowing visibility, this is acceptable to Highways.

Highways Reference: 15349/FO/2024