



Memorandum

To Carl Glennon

From Syed Rahi

Date 25 March 2024

Subject **139210/FO/2024**

Change of use to first floor of shop from shop storage to 2 bed flat and addition of new floor with raised ridge height

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

CONTEXT

The application seeks consent for the change of use to first floor of shop from shop storage to 2 bed flat and addition of new floor with raised ridge height at 717 Stockport Road, Manchester, M19 3AG.

The site is located adjacent to the adopted highway Stockport Road with adoption extending to the back of the footway.

Traffic Regulation Orders in the form of No Waiting at Any Time and No Loading At Any Time are present in the locality of the site.

HIGHWAYS RESPONSE

PARKING AND ACCESS:

There is no on-site car parking associated with the development, and as such all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street.

CYCLE PARKING:

It appears that cycle parking is not provided.

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at the provision of one-per-unit.

REFUSE AND SERVICING:

As per the proposed plans, waste bins are to be located to the rear of the property.
Servicing.

It is noted that the refuse drop-off point is located on Matthews Lane and accessed via the alleyway to the rear of the property.

Highways Reference: 15478/FU/2024