MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

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Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Holly Wright
From	Laura Wareing
Date	27 February 2024
Subject	**139180/FO/2024** **Change of use to Office Space (Use class E (c)ii) and single storey front extension to existing building**

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 Office Space (Use class E (c)ii) and single storey front extension to existing building at 120A Withington Road, Manchester, M16 8FA.

The site is located adjacent to the adopted highway of May Road and Withington Road. May Road has a 20mph speed limit in place along its entirety. No Waiting at Any Time and No Loading (Mon-Fri 8am-9.30am and 4pm-6pm) is in place at May Road junction with Withington Road. Withington Road has a 20mph speed limit and Limited Waiting 30 Minutes bays (No Return within 1 Hour Mon-Sat 8am-6pm) in place.

HIGHWAYS RESPONSE

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

TRIP GENERATION AND JUNCTION CAPACITY:

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes. Regular bus services and Metrolink services are in place within walking distance from the site.

PARKING AND ACCESS:

No existing parking is in place and no parking is proposed. Pedestrian access will be via a new inward opening access from Withington Road.

CYCLE PARKING:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. It is requested that cycle parking is in place for the office. A minimum of 2 secure and sheltered cycle spaces should be in place.

REFUSE AND SERVICING:

It is requested that details on the existing/proposed waste storage and collection is provided.

CONSTRUCTION MANAGEMENT:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

FURTHER COMMENTS 27TH FEBUARY 2024:

REFUSE AND SERVICING:

The applicant has confirmed that bins will be stored internally and taken to the collection point on Withington Road by staff on collection day. The bins will be taken back to the internal bin store immediately after collection. This is acceptable to Highways.

As per Highways initial comments secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. It is requested that cycle parking is in place for the office. A minimum of 2 secure and sheltered cycle spaces should be in place.

Highways Reference: 15413/FU/2024