



# **ROOM 2 HOMETEL, 12-16 PICCADILLY, MANCHESTER, M1 3AN**

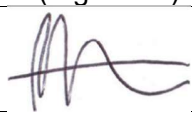
## **PROPOSED HOTEL DEVELOPMENT**

### **Stage 1 Road Safety Audit**

**February 2024**

**RW-LF-24-4332-RSA1**

|                                  |                                                     |
|----------------------------------|-----------------------------------------------------|
| Report title:                    | Room 2 Homotel, 12-16 Piccadilly, Manchester. RSA 1 |
| Date:                            | 26 February 2024                                    |
| Document reference and revision: | RW-LF-24-4332-RSA1                                  |
| Prepared by:                     | The Safety Forum                                    |
| On behalf of:                    | Manchester City Council                             |

| Revision Status      | Prepared by:<br>(Name) | Checked by:<br>(Name) | Approved by:<br>(Signature)                                                        | Date Approved: |
|----------------------|------------------------|-----------------------|------------------------------------------------------------------------------------|----------------|
| Original             | R Westhead             | L Fogg                |  | 26/02/2024     |
| Designer's Response  |                        |                       |                                                                                    |                |
| Authority's Response |                        |                       |                                                                                    |                |
| Audit Response       |                        |                       |                                                                                    |                |

|                                       |                                              |
|---------------------------------------|----------------------------------------------|
| <b>Client:</b>                        |                                              |
| Price and Myers                       | The Safety Forum Ltd                         |
| 37 Alfred Place<br>London<br>WC1E 7DP | PO Box 831<br>Godalming<br>Surrey<br>GU7 9HT |
|                                       | Date: 26/02/2024                             |

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### **APPENDIX A**      Location Plan

## 1.0 INTRODUCTION

- 1.1 This report results from a Stage 1 Road Safety Audit (RSA) carried out on the proposed on street parking and loading arrangements associated with a hotel and leisure development at 12-16 Piccadilly, Manchester. The development is known as Room2 Homotel.
- 1.2 The highway proposals include: provision of a new loading bay on Chatham Street in the area of exiting parking bays; provision of a loading bay and cycle parking in the area of existing parking bays on Gore Street.
- 1.3 The Stage 1 RSA was carried out at the request of Price and Myers.
- 1.4 The Road Safety Audit Brief was supplied by Price and Myers. The overseeing organisation is Manchester City Council. The RSA Brief was accepted by the Audit Team as adequate to complete the RSA.
- 1.5 The Audit was carried out between 15<sup>th</sup> and 20<sup>th</sup> February 2024 by consultants working on behalf of The Safety Forum Limited. The Audit Team, which is established from The Safety Forum Ltd and independent of the project design team, has had no involvement with the project.

The Auditors were:

R Westhead – Team Leader (BSc (Hons), MSoRSA, RSA Certificate of Competency)

L Fogg – Team Member (BSc(Eng) (Hons), DMS, CEng, MICE, FCHIT, FSoRSA(CoC))

- 1.6 The report has been prepared in accordance with General Principles and Scheme Governance General Information, GG 119, Road Safety Audit (Formerly HD 19/15).
- 1.7 The Audit consisted of a desktop study and a site visit. The site visit was carried out on 15<sup>th</sup> February 2024, between 14:00 and 14:30 hours by all members of the Audit Team together. The weather was raining and overcast and the road surface was wet. Traffic conditions were moderate to busy. Pedestrians were observed moving around the site perimeter.
- 1.8 Issues relating to the health & safety of operatives constructing, operating or maintaining the highway are not covered by Road Safety Audit. Only issues relating to the design and construction of facilities for highway maintenance that may potentially contribute to a Road Safety Matter are considered by the Road Safety Audit process.

Road Safety Audit is not a technical check that the design conforms to Standards and/or best practice guidance. Design Organisations are responsible for ensuring that their designs have been subjected to the appropriate design reviews (including, where applicable, Walking, Cycling & Horse Riding Assessment & Review) prior to Road Safety Audit.

Road Safety Audit is not a check that the scheme has been constructed in accordance with the design.

Whilst reference is made to certain design standards, where safety may be compromised by a reduction in standard, this report is not intended to provide a design check. The Auditors have only reported on matters that might have an adverse effect on road safety in the context of the chosen design. No attempt has been made to comment on the justification of the scheme or the appropriateness of the design. Consequently, the Auditors accept no responsibility for the design or construction of the scheme.

- 1.9 The recommendations in this report are aimed at addressing the road safety problems; however there may be other alternative acceptable ways to overcome a specific problem, when other practical issues are considered. The recommendations contained herein do not absolve the Designer of his/her responsibilities.
- 1.10 The Overseeing Organisation response to the RSA should be formally recorded and reported to the Designer and the RSA Team so that a record of the Audit process is contained in the *As Built* design pack to be provided and retained by the Overseeing Organisation on final completion.
- 1.11 All problems identified in this Road Safety Audit Report are indicated on a location plan in Appendix A

## 2.0 ITEMS CONSIDERED

- 2.1 The Road Safety Audit was undertaken on the scheme detailed in the following documentation.

| Drawing No.  | Rev | Title                                                          |
|--------------|-----|----------------------------------------------------------------|
| -            | -   | Road Safety Audit Brief                                        |
| 30578 0001   |     | Room2 Hometel Piccadilly,<br>Manchester<br>Transport Statement |
| 30578 / 8000 | 4   | Proposed Parking Layout                                        |
| 30578-9001   | P01 | VEHICLE TRACKING<br>SHEET 1                                    |

- 2.2 No departure from standards or other information was submitted to the Audit Team.

### **3.0 MATTERS ARISING FROM THIS STAGE 1 AUDIT.**

The RSA Team raised no problems at this Stage 1 RSA.

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## 4.0 AUDIT TEAM STATEMENT

4.1 We certify that this audit has been carried out in accordance with GG 119.

### AUDIT TEAM LEADER

Name: R Westhead  
Position: Director  
The Safety Forum Ltd  
PO Box 831  
Godalming  
Surrey  
GU7 9HT



Signed: .....

Date: 26 February 2024

### AUDIT TEAM MEMBER

Name: L Fogg  
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Signed: .....

Date: 25 February 2024



## APPENDIX A: LOCATION PLAN

