

PROPOSED RESIDENTIAL DEVELOPMENT, CHAPEL STREET, LEVENSHULME (4150) RESPONSE TO HIGHWAYS COMMENTS – OCTOBER 2023

Introduction

Eddisons have been commissioned by Burke Construction North-West Limited to advise on the transport and highways matters relating to a new residential development on land at Chapel Street in the Levenshulme area of Manchester.

Formal highway comments were provided to the previous planning application at the site (planning application ref: 136792/FO/2023) to the applicant on 18th July 2023. For context, these are listed below and are relevant for the revised planning application:

- i. Car Parking Provision - The proposed development will provide one parking space per dwelling within the curtilage of the dwellings. The proposed level of car parking provision is appropriate.*
- ii. EV Charging - 100% EV charging provision should be provided in the driveway of each dwelling, the chargers should have a minimum of a 7kW capacity. Please provide related details.*
- iii. Cycle Storage - It is noted that a cycle store is provided for the two apartments, clarification is sought for the cycle parking arrangements.*
- iv. Servicing - Whilst the application is supported by Manchester City Council's waste proforma and a waste management strategy, no swept path analysis has been undertaken to demonstrate that the site can be serviced by a refuse vehicle. Highways would request that a swept path analysis drawing for a large refuse vehicle is provided.*
- v. Access - Junction Highways request that a basic general arrangement drawing for the proposed access is provided for review. The drawing should include the following:*

- o Extension of the existing footway along the boundary of Unit 1 to the proposed access junction.*
- o Suitable visibility splays for a 20mph road.*
- o Dropped kerbs and tactile paving at the access.*
- o Dimensions of the internal footways and carriageway.*

The applicant should also confirm as to whether to internal road network is to be adopted by Manchester City Council. If so, the internal footways and carriageway should conform to Manchester City Council's standards.

vi. S278 Agreement - Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Chapel Street and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

Items 1, 2, 3 and 6 are being dealt with others within the applicant team but this note considers the specifics of items 4 and 5.

Vehicular Access

Dealing with Point 5 first, a general arrangement plan of the proposed vehicular access has been amended and is shown on **Drawing Number 4150-F01 Rev A**. As requested, the existing footway has been extended into the site, suitable visibility splays have been shown to accord with a 20mph road (which can easily be achieved on land within the site or on adopted highway), dropped kerbs and tactile paving are also shown and dimensions of the internal footway and carriageway is provided on the plan.

The vehicular access is also proposed to be offered for formal adoption by Manchester City Council.

The proposed vehicular access to the site should therefore be considered acceptable.

Servicing

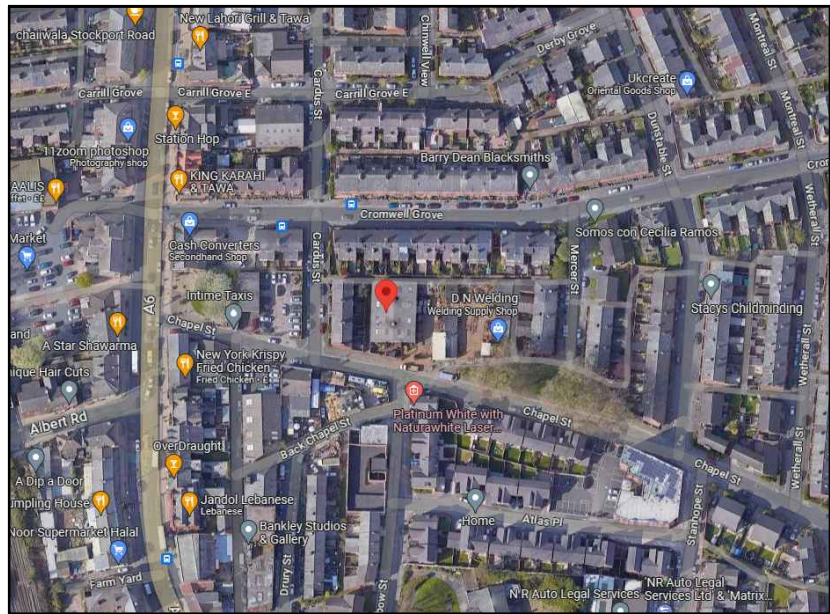
The internal road layout will not be offered for adoption by Manchester City Council. Any refuse vehicle access will be made directly from Chapel Street.

Conclusions

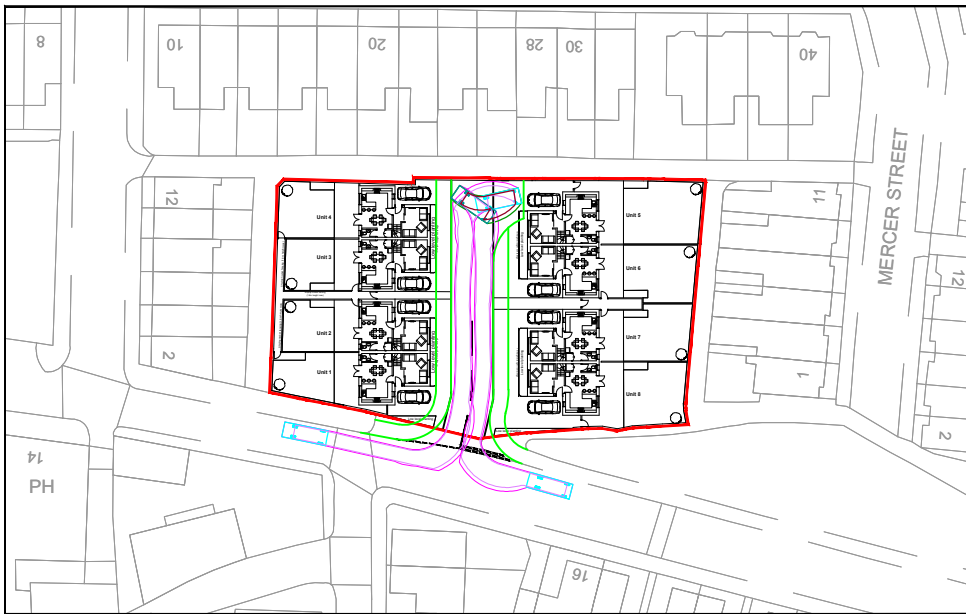
In summary, proposals for a new residential development on land at Chapel Street in the Levenshulme area of Manchester should be considered acceptable on highways grounds.

Encs

Drawing Number 4150-F01 Revision A



NORTH SOUTH AERIAL VIEW



4.6t LIGHT VAN VEHICLE TRACKING

5.885	
0.72	3.7

4.6t Light Van
Overall Length 5.885m
Overall Width 2.000m
Overall Body Height 2.526m
Min Body Ground Clearance 0.299m
Track Width 1.765m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 6.000m

4.6t LIGHT VAN

NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY.
THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

- INDICATIVE SITE BOUNDARY
- DENOTES NEW KERBS



SITE LAYOUT NTS				
A	NEW SITE LAYOUT & TRACKING UPDATED	SL	JC	OCT 2023
REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
BURKE CONSTRUCTION NORTH WEST Ltd

PROJECT:
7 CHAPEL STREET, MANCHESTER, M19 3QB

DRAWING TITLE:
PROPOSED SITE ACCESS ARRANGEMENT

SCALES:
1:500 @ A3

DRAWN:	SL	CHECKED:	JC	DATE:	01.08.2023
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DRAWING NUMBER:	4150-F01	REVISION:	A
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