



Memorandum

To Max Gibson

From Rebecca Hesketh

Date 20 December 2023

Subject **136986/FO/2023**

Creation of cafe (Use Class E(b)) with associated external alterations and outdoor seating area.

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

136986

CONTEXT

The application seeks consent for the creation of cafe (Use Class E(b)) with associated external alterations and outdoor seating area at 27 Gun Street, Manchester, M4 5DN.

The site is located adjacent to 20mph adopted highways George Leigh Street and Gun Street. 'No Waiting At Any Time' and 'No Waiting Mon-Sat 8am-6pm' kerbside restrictions are present along George Leigh Street with 'No Waiting Mon-Sat 8am-6pm' along Gun Street.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY

Given the scale, nature and accessible location of the proposed café, Highways accept that the proposals are unlikely to generate any network capacity concerns.

SITE ACCESSIBILITY

The site is located in a highly accessible location with various transport notes located within walking distance of the site.

A new level pedestrian access into the building is proposed at George Leigh Street.

PARKING

No on-site parking is proposed which is acceptable given the scale, nature and accessible location. Any staff or customers accessing the site by car would have the opportunity to utilise the adjacent public car park or other nearby parking provisions.

Highways also note that the proposals would not affect existing adjacent car park access operations.

CYCLE PARKING

No cycle parking provision is proposed. Highways request that the site includes some secure and sheltered cycle parking provision to cater for staff.

TABLES/CHAIRS

The proposals include an external seating area on the adopted George Leigh Street footway.

Plans indicate that the proposed seating area will significantly narrow the available footway width. Highways request supporting plans which demonstrate that minimum 2m footway clearance is retained at this location for pedestrian safety reasons.

CANOPY & LIGHTING

The proposals include a retractable canopy at the building's George Leigh Street elevation together with external lighting.

The projection of the canopy and lighting over the adopted footway is unclear. Should these project more than 350mm over the footway then a Projection Over Licence will be required which can be applied for online at https://www.manchester.gov.uk/directory_record/451898/projecting_over_the_highway.

Headroom clearance of 2300mm is recommended (2100mm as an absolute minimum) above the footway and both the canopy and lighting should be set back at least 450mm from the edge of carriageway to ensure no conflict with passing vehicles.

Highways also request that the maximum luminance level of the proposed lighting does not exceed 600 cd/m² during non daylight hours / inclement weather.

REFUSE AND SERVICING

An internal refuse store is provided and on-street refuse servicing is proposed. Deliveries will be made via the new George Leigh Street access.

Given the limited number of deliveries and refuse servicing anticipated with the proposed café, the proposed refuse and servicing strategy is considered acceptable by Highways. It is also noted that deliveries will be avoided during the weekday peak-hour periods which is welcomed.

CONSTRUCTION/FIT-OUT MANAGEMENT

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 Applications and Network Resilience teams via Email: highwaylicences@manchester.gov.uk.

Highways Reference: 15237/FO/2023