



Memorandum

To Carl Glennon

From Laura Wareing

Date 24 November 2023

Subject **138481/FO/2023**

Erection of a two storey dwellinghouse with basement accommodation and associated car parking

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

CONTEXT

The application seeks consent for the erection of a two storey dwellinghouse with basement accommodation and associated car parking at Land Between 2A Crossway And 15 Barlow Moor Road, Manchester, M20 6TT.

The site is located adjacent to the adopted highway of Crossway. Crossway has a 20mph speed limit in place and No Waiting at Any Time is in place at its junction with Barlow Moor Road.

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:

Given that the proposed development is resultant in one additional dwelling, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway safety or capacity concerns.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes with regular connections via bus, tram and rail.

PARKING AND ACCESS:

The proposals will provide one parking space. It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway.

It is required, in line with MCC Residential Guidelines, that the provision of an Electrical Vehicle charging point (minimum 7kW) is made available.

Vehicular access to the new property will be via a new automatic sliding timber gate. A new dropped kerb is proposed from Crossway to provide access to the single parking space.

The existing dropped kerb will be raised, and the footway reinstated. Should the planning application be approved, the applicant will be required to enter into a Section 278 agreement for the alterations to the existing highways, and for construction of the proposed vehicular access, dropped kerbs and reinstatement of the kerbs on Crossway 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.

CYCLE PARKING:

In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit. Cycle parking is provided in the rear of the site. This should be secure and sheltered.

BOUNDARY TREATMENTS:

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

REFUSE AND SERVICING:

Designated refuse storage has been accommodated for the dwelling with kerbside collection noted from Crossway. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality.

It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

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).

It is recommended that the above is conditioned and attached to any planning permission that may be granted.

Highways Reference: 15122/FO/2023