



Memorandum

To Steven McCoombe

From Leanne Chapman

Date 7 June 2023

Subject **136973/JO/2023**

Variation of condition 3 (specified plan) attached to planning permission referenced 128160/FO/2022 to allow resiting of the building

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

CONTEXT

The application seeks consent for the Variation of condition 3 (specified plan) attached to planning permission referenced 128160/FO/2022 to allow resiting of the building at 4 Thirsfield Drive, Manchester, M11 4BF.

The site is located adjacent to the adopted highway Thirsfield Drive with no kerbside restrictions operational. A 20mph speed restriction is in place on Thirsfield Drive. Thirsfield Drive is part of the City of Manchester ETIHAD Zone E5) (Controlled Parking Zone) Order 2017.

HIGHWAYS RESPONSE

PARKING AND ACCESS:

It should be noted that driveway parking spaces should each be minimum 3m wide and 6m length to ensure that vehicles do not encroach onto the footway.

In order to facilitate access onto the driveway a new dropped crossing will be required via a Section 184 Agreement with MCC Highways, which will be funded by the applicant.

Should the planning application be approved, the applicant will be required to enter into a Section 184 vehicle crossing licence/agreement. This will require discussion and agreement with MCC Highways, this will be funded at the applicant's expense. A dropped crossing application can be processed via the following online link:

https://www.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerbside_pavements

The applicant may wish to consider installing a H-Bar marking to protect the parking access. Similarly, this should be provided in agreement with MCC Highways.

The applicant is requested to confirm that the location of the proposed driveway entrance will not conflict with the existing telecommunication pole.

BOUNDARY TREATMENTS:

There are no boundary treatments noted in the application. The applicant should be advised that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines.

All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users.

REFUSE AND SERVICING:

Plans show that waste bins will be stored within the curtilage of the property and serviced in-line with surrounding operations, with bins being presented to the collection point on Thirsfield Drive by the occupants on collection days. This is acceptable to Highways.

Highways Reference: 14490/VAR/2023