

Rainford Avenue, Manchester

Transport Note

Client:	Southway Housing Trust	Job No:	327225
Date:	10 February 2023	File Name:	TN01 v1.0
Prepared by:	LCW	Approved by:	ME

1. Introduction

- 1.1.1 This Technical Note (TN) has been prepared by Mode Transport Planning ('Mode') on behalf of Southway Housing Trust (the 'Applicant') to provide transport and highways assessment for the development of 2no. residential dwellings at Rainford Avenue in Withington, Manchester.
- 1.1.2 Planning permission has previously been granted (125892/FO/2020) on 12th March 2020 for the erection of 3no. dwellings with associated car parking, landscaping, and boundary treatments.
- 1.1.3 It was decided by Southway Housing Trust that the site would be more fitting for a smaller scheme, as the housing association has a high demand for housing suitable for elderly and wheelchair users.
- 1.1.4 In order to assess the transport and highways impact of the proposed development, this TN includes a review of sustainable accessibility, parking provision, refuse collection and site access.

2. Development Proposals

- 2.1.1 The development comprises 2no. residential dwellings located off Rainford Avenue. The dwellings are located in an existing area of carriageway and adjacent land as shown in [Figure 2.1](#).
- 2.1.2 As part of the previous application, a Stopping Up Order (SUO) was undertaken to enable the development to be brought forward. This application proposes the same back of footway arrangement as the previous application to prevent the need for any further changes to the adopted highway.
- 2.1.3 The approved SUO plan and made Order are attached in [Appendix A](#).
- 2.1.4 The proposals include a turning head for vehicles due to the cul-de-sac arrangement of the existing road.
- 2.1.5 [Photograph 2.1](#) and [Photograph 2.2](#) show the existing carriageway arrangement entering Rainford Avenue and the existing turning area, part of which has already been stopped up.

2.1.6 Refuse collection and deliveries will take place as per the existing arrangements for Rainford Avenue.

Figure 2.1 : Proposed Development Layout



Photograph 2.1: Rainford Avenue



Photograph 2.2: Existing Turning Area



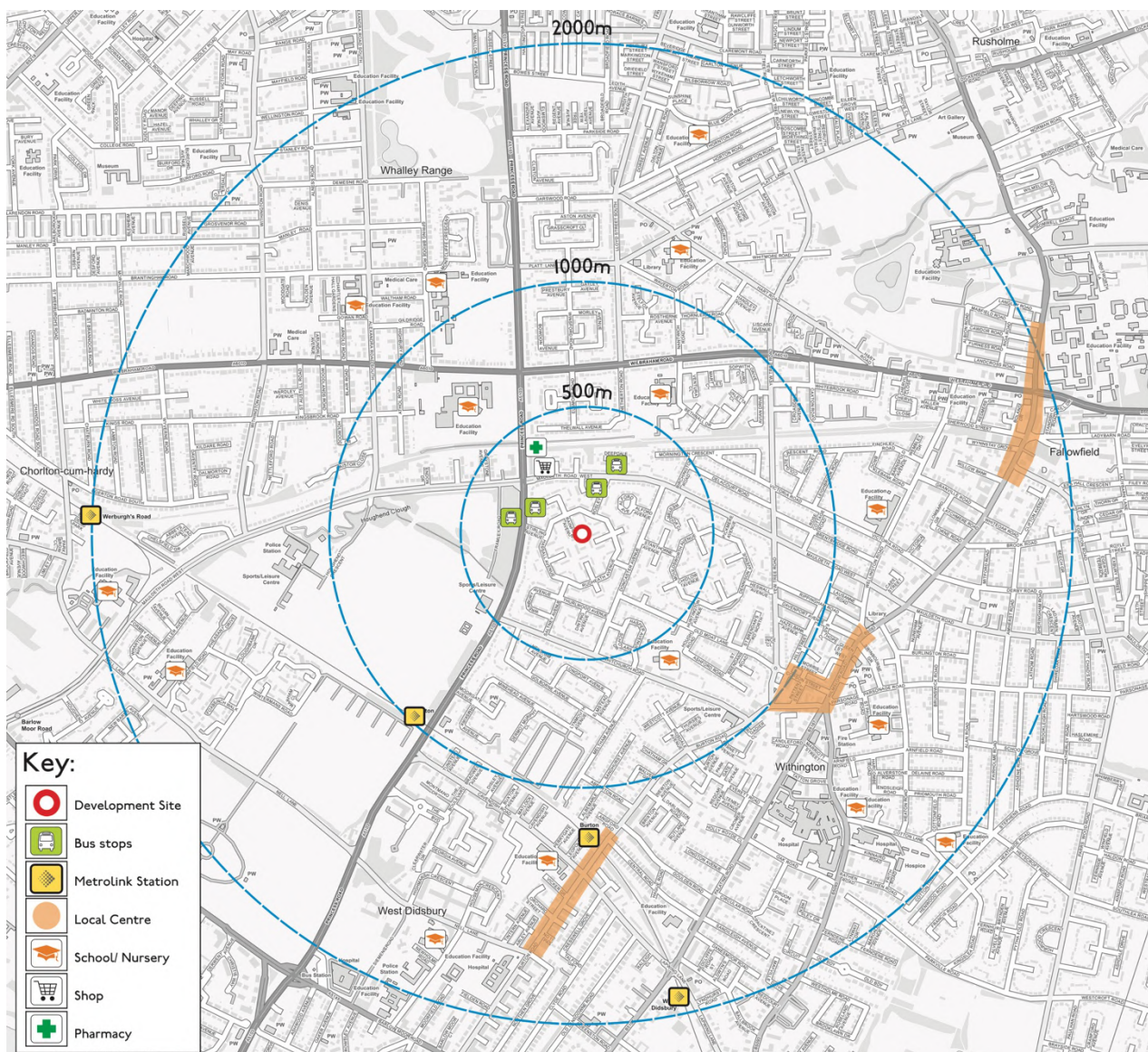
3. Parking

- 3.1.1 Manchester City Council's (MCC) '*Manchester Residential Quality Guidance*' includes recommended parking standards for new apartments outside the city centre stating that "*new apartment development will be expected to provide 100% parking provision as a starting point*".
- 3.1.2 Additionally, with regards to cycle parking the guidance, it seeks "*Secure cycle parking in excess of 50% provision*"
- 3.1.3 The proposed development includes 2 car parking spaces and 2 cycle spaces in timber cycle stores, thereby conforming with MCC's guidance.

4. Sustainable Accessibility

- 4.1.1 As shown in [Figure 4.1](#), there is an abundance of local amenities located within a 2km from the proposed development including local centres, convenience stores, pharmacies, local schools and public transport provision.
- 4.1.2 Bus stops on Princess Road benefit from services approximately every 10 minutes to the City Centre, Wythenshawe and Manchester Airport.
- 4.1.3 Barlow Moor Road Tram stop, approximately a 1.2km walk, has services available to Manchester Airport, the City Centre and across the Metrolink network.

Figure 4.1 : Local Amenities Plan and Walking Catchment Areas



5. Summary and Conclusion

5.1.1 This Technical Note has been prepared by Mode Transport Planning on behalf of Southway Housing Trust to provide transport and highways assessment for the development of 2 residential dwellings at Rainford Avenue in Withington, Manchester.

5.1.2 The analysis in this note has been carried out in accordance with current policy, guidance and best practice. The results demonstrate that:

- The principle of development has been established at the site with the previously approved application which had a higher number of dwellings.

- A SUO has already been made for the existing turning head and the proposed development maintains the previously approved back of footway as the edge of the adopted highway boundary.
- The proposed residential use can be safely accessed off Rainford Avenue.
- The proposed level of parking conforms with MCC guidance.
- Refuse collection will continue as per the existing arrangements on Rainford Avenue.
- The site is located to take full advantage of the sustainable transport modes, with easy access by foot, cycling, bus, and tram to local amenities, leisure and employment opportunities throughout the city.

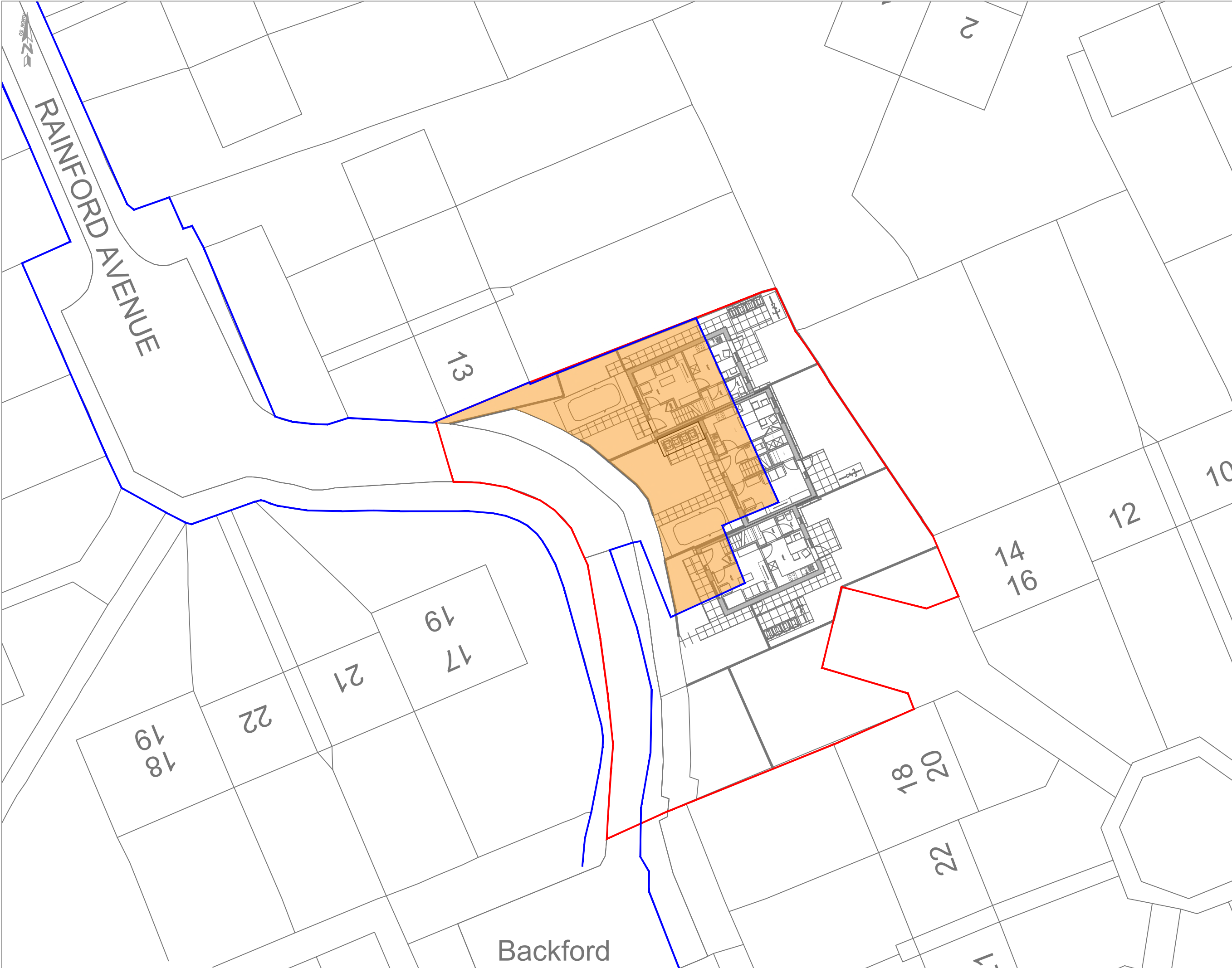
5.1.3 In conclusion, based on the evidence and analysis within this report, there should be no highways or transport planning reasons that prevents this planning application from being approved.

APPENDIX A

Approved Stopping Up Order Plan

Filename: \\MAC\HOME\DROPBOX (MODE)\PROJECT\MANCHESTER\2. PROJECTS\J324518_SOUTHWAY SUO\5. GRAPHICS\2. CAD\2. SHEETS\J32-4518-PS-003.DWG
Last saved by: LUKE WHEELER Last Plotted: 2021-07-13

Project Management Initials: Designer: LCW Checked: MA Approved: ME ISO A3 297mm x 420mm



transport planning

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- Key:
- Planning Application Boundary (app no. 125892/FO/2020)
 - Adopted Highway Boundary
 - Highway to be stopped-up

- notes:
- this drawing is to be read in conjunction with all other relevant drawings, any discrepancies, errors or omissions to be brought to the attention of overseeing organisation.
 - all dimensions to be checked before commencement of work on site.
 - all dimensions in metres unless otherwise stated.
 - drawing based on os mapping.

issue/revision		
i/r	date	issued description
-	13/07/2021	

client: southway housing trust
project: southway suo
project number: J324518
scale: 1:250@A3
drawing title:
stopping up overlaid
drawing number:
J32-4518-PS-003

TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAYS (NORTH WEST) (NO.61) ORDER 2021

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highways described in the Schedule to this Order and shown on the plan numbered NATTRAN/NW/S247/4232, to enable development to be carried out in accordance with the planning permission granted by Manchester City Council under reference 125892/FO/2020.
2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highways authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after those highways are stopped up as they had immediately beforehand.
3. This Order shall come into force on 12 October 2021.



Signed by authority of
the Secretary of State
27 September 2021

DAVE CANDLISH
An Official in the
National Transport Casework Team
Department for Transport

THE SCHEDULE

Description of highways to be stopped up

The highways to be stopped up are at Withington in the City of Manchester, shown on the plan as:

1. An irregular shaped area of highway verge at Rainford Avenue, adjoining the southern (rear) boundary of number 13 Rainford Avenue. Commencing 2 metres north east of the eastern corner of number 13 Rainford Avenue, it extends in a general north easterly direction for a maximum distance of 11 metres. It has a maximum width of 2.5 metres. It is marked 1 on the plan.
2. An irregular shaped eastern part-width of Rainford Avenue, comprising a turning area. Commencing 5 metres east of the southern corner of number 13 Rainford Avenue, it extends in a general north easterly direction for a maximum distance of 15 metres. It has a maximum width of 17.9 metres. It is marked 2 on the plan.