



Memorandum

To Janet Lawless

From Laura Wareing

Date 18 January 2023

Subject **135530/FO/2022**

Change of use from dwellinghouse (Class C3) to supported living accommodation (Class C2)

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

CONTEXT

The application seeks consent for the change of use from dwellinghouse (Class C3) to supported living accommodation (Class C2) at 4 Rosshill Walk, Manchester, M15 4DW.

The site is located adjacent to the adopted highway of Shawgreen Close to the west and Rosshill Walk to the east. Shawgreen Close has a 20mph speed limit in place and parking for permit holders only (Mon-Fri, 8am-6pm). Rosshill Walk is a pedestrian footway that provides access to the front of dwellings situated between Rosshill Walk and Shawgreen Close.

HIGHWAYS RESPONSE

It is understood that the property has 4 bedrooms and will not be modified structurally in anyway. It is also understood that the applicant provides semi-independent supported accommodation for 16+.

TRIP GENERATION AND JUNCTION CAPACITY:

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes. Regular bus services are routed along Royce Road and provide connections to Flixton, Piccadilly Gardens and St. Georges.

The closest Metrolink facility is located at Cornbrook and provides connections to Deansgate, Altrincham, Piccadilly, The Trafford Centre, East Didsbury, Rochdale Town Centre, Manchester Airport, Manchester Victoria, Eccles, Bury and Ashton-under-Lyne.

PARKING AND ACCESS:

There is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. Considering the site's location and proximity to sustainable travel offer, this is acceptable in principle. As such, no parking concerns are raised from a Highways perspective by the proposals.

The property falls within St. Georges Resident Parking scheme area. Therefore, parking restrictions are enforced between 8am - 6pm on weekdays.

CYCLE PARKING:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. Given the use class of the building, this should accommodate a minimum of 2 cycles.

BOUNDARY TREATMENTS:

It is understood that no changes are proposed to the boundary treatments.

For the avoidance of doubt, 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:

It is understood that the existing refuse and servicing arrangements will remain as existing. It is assumed that bins are stored at the rear of the site and presented to Shawgreen Close on collection day. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

CONSTRUCTION MANAGEMENT:

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).

Highways Reference: 14034/FU/2023