



Memorandum

To Katie Raw

From Leanne Chapman

Date 19 April 2023

Subject **136444/FH/2023**

Erection of new front porch; erection of dormer roof extensions to front and rear; erection of single storey rear extension to former garage with terraced area above following excavation of section of existing rear courtyard.

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

CONTEXT

The proposal is for the Erection of new front porch; erection of dormer roof extensions to front and rear; erection of single storey rear extension to former garage with terraced area above following excavation of section of existing rear courtyard at 1A Cavendish Road, Manchester, M20 1JG.

The site is located adjacent to the adopted highway Cavendish Road in the ward of Didsbury West.

There is a 20mph speed restriction in place on Cavendish Road. No waiting at anytime and No Loading Mon-Sat 8am-9.30am and Mon-Fri 4.30pm-6pm traffic restrictions are in place adjacent to the site. In addition, a School Entrance Marking is in place for Mon-Fri 8am-5pm (No Stopping) Cavendish Road from a point 33 metres north-west of its junction with Burton Road in a north-westerly direction for a distance of 31.5 metres.

HIGHWAYS RESPONSE

The proposed extension is fully contained within the site's perimeter and does not impinge onto the adopted highway.

Pedestrian access will remain as existing, which is acceptable to Highways.

MCC Highways have concerns regarding the rear on-site car parking proposal with access from Cavendish Road and the rear alleyway. The location of the car parking space is not

preferred from a Highways perspective due to comprised forward visibility for motorists and pedestrians. Given that vehicles will access/egress from a constrained access point, which is within close proximity to a highly trafficked junction, adjacent to a school access point and across the school entrance markings.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

CONSTRUCTION MANAGEMENT:

Given constrained access at the site, the applicant is advised that a Construction Management Plan should be provided prior to the commencement of any works. This should include the applicant's intentions for delivery arrangements and storage of materials, including consideration of the location, number and type of vehicles, frequency and duration of activity that will need to be accommodated (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 recommended that the above is conditioned and attached to any planning permission that may be granted.

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

SUGGESTED CONDITIONS:

CMP

FURTHER HIGHWAYS COMMENTS: - 9 May 2023

Highways have concerns regarding the safety of the proposed vehicle access point. The applicant is requested to provide a swept path and visibility splay to show how the appropriate manoeuvres can be made.

The boundary treatment should maintain permeability to a height of 600mm to ensure that child pedestrians are visible when vehicles exit the garage and alleyway.

The applicant should confirm that they have a formal written agreement to guarantee rights of access over any land which falls outside of the site's red line.

FURTHER HIGHWAYS COMMENTS - 21 June 2023

Highways have concerns regarding the safety of the proposed vehicle access point.

- It is adjacent to a primary school with what appears to be inadequate pedestrian/vehicle intervisibility.
- The submitted visibility splay does not indicate the existing items of street furniture such as the tree and pedestrian guard rail, these are likely to be within the visibility envelope shown.
- Observations of the area show bins in the alley way and on the footway. Clarification is sought to confirm where these bins would be stored and how this will be monitored, bins should not be left on the adopted footway.

Highways Reference: 14301/FO/2023

