

Fw: Planning application 133748/FO/2022 consultation - 98 Wilmslow Road

Andy Connell [REDACTED]

Wed 29/06/2022 13:48

To:

- Robert Griffin <[REDACTED]>

Hi Rob. I didn't realise that TfGM had been consulted but here are their comments.

Regards,

Andy Connell (Working Times Monday to Thursday 0700 - 1600)

CURRENTLY WORKING FROM HOME

Traffic Engineer

Highways Service, Neighbourhoods Directorate

5th Floor Bridgewater House

Whitworth Street

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M1 6LT

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From: Leanne Chapman [REDACTED]

Sent: 29 June 2022 1:42 PM

To: Andy Connell [REDACTED]

Subject: Fw: Planning application 133748/FO/2022 consultation - 98 Wilmslow Road

FYI

Best Wishes

Leanne Chapman, Assistant Engineer (Mon-Thurs)

Highways Development Control

Growth and Neighbourhoods Directorate

Mobile: [REDACTED]

Email: [REDACTED]

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



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From: Landuse [REDACTED]

Sent: 29 June 2022 13:41

To: Leanne Chapman [REDACTED]

Subject: FW: Planning application 133748/FO/2022 consultation - 98 Wilmslow Road

Good Afternoon

TfGM have been consulted on Application 133748/FO/2022 which seeks approval for construction of 42 residential units along with ground floor commercial uses, located at a former commercial site at 98 Wilmslow Road in Rusholme, Manchester.

The quantum of development falls below TfGM's threshold for a highway impact review. However, the Transport Statement (TS) has been reviewed and TfGM concur with the conclusion that the trip generation is likely to be low and will not result in a material impact on the highway network.

Site observations have confirmed that Grandale Street appears to be subject to significant levels of on-street parking. It would therefore be beneficial for a review of TROs to be undertaken, with a view to introducing TROS, in particular to consider double yellow lines adjacent to either side of the access, to ensure that adequate sightline visibility can be achieved without obstruction.

The proposal for a loading bay on Grandale Street which reduces the available footway width is not ideal. The footway is already subject to pavement parking which provides a poor pedestrian environment, and the introduction of a loading bay at this location will further compound matters. TfGM would refer to the LHA to consider if there is an alternative such as a demarcated loading bay within the highway which doesn't impact the footway and introduce additional TROS opposite to ensure unobstructed access.

It should be highlighted that the traffic signal controller is located at the edge of the site on Wilmslow Road. Should that require relocating, then the applicant will

need to contact TfGM via GMUTC@tfgm.com to discuss further and this will also need to be funded by the applicant.

The TS confirms that 44 cycle parking spaces will be provided for the development which represents in excess of a 1:1 provision. This is welcomed.

The cycle facilities should be covered and lockable and made secure through the use of measures such as CCTV and lighting. Cycle maintenance tools should also be provided where possible.

TfGM would refer to the LHA to confirm whether the quantum of development triggers the requirement for a Travel Plan. If not, TfGM would recommend that a Travel Pack is produced for future users of the site which could include useful details of the nearest public transport services, journey planning etc. Additionally, incentives could be offered to encourage the use of alternative modes of travel to the private car such as concessionary bus fares, discounted cycles, journey planning etc.

Kind regards

Claire Smallman
Infrastructure Development Officer
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG

E-mail [REDACTED]

TfGM supports working flexibly. If I contact you outside your usual working hours then please reply when it's convenient for you.

-----Original Message-----

From: planning@manchester.gov.uk <planning@manchester.gov.uk>

Sent: 08 June 2022 09:07

To: Landuse <Landuse@tfgm.com>

Subject: Planning application 133748/FO/2022 consultation - 98 Wilmslow Road

Please see attached consultation letter for application 133748/FO/2022.

Regards,
Lisa Doherty
Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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