
RE: CDN/25/1117- Site Of Former Day Nursery Longhurst Road

From Adam Collinge <Adam.collinge@bowker-sadler.co.uk>

Date Tue 6.1.26 12:18 PM

To Sue Wills <sue.wills@manchester.gov.uk>

 3 attachments (6 MB)

TBSC_8SpAmazonEco_Swing_DR_00-1.pdf; 2118 Proposed Site Plan - Cycle Stores.pdf; 040423-Timber-information-sheet.pdf;

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REFERENCE EML-OUT/20-043/20260106-120206-476

Hi Sue

In regards to condition 7 please see our responses in red below.
Please feel free to get in touch if the highways officer requires any additional information.

Kind regards

Adam Collinge
Architect

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From: Sue Wills <sue.wills@manchester.gov.uk>

Sent: 23 December 2025 08:16

To: Adam Collinge <Adam.collinge@bowker-sadler.co.uk>

Subject: CDN/25/1117- Site Of Former Day Nursery Longhurst Road

Discharge of Conditions 7 (cycle store), 8a (travel plan), 9 a(EVC) and 16 (drainage maintenance) attached to Planning Permission referenced 136721/FO/2023.

Dear Adam,

I have just received comments from Highways officers, which are set out below for your information.

Condition 7 Cycle Storage

7) Prior to occupation of the development, finalised detailed elevational designs of the proposed cycle stores for the dwellinghouses and the apartments, in the locations shown on Proposed Site Plan - Ground Floor plan ref: 20 -043 -BSA- 1002 rev. P and Proposed Site Plan - First Floor plan ref: 20 -043 -BSA- 1003 rev. N, shall be submitted to and approved in writing by the City Council as local planning authority. The cycle stores shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation being brought into use and be retained thereafter.

For the houses, a Bowker Sadler a designed shed has been submitted. The design is titled 'Longhurst Road, Manchester 20-043', along with the drawing numbered 2118, titled Proposed Site Plan – Cycle Stores'. This is considered acceptable for the houses.

For the apartments cycle storage drawing 1.0 rev 00 has been submitted. This drawing seems to be a generic drawing that given the dimensions could not fit eight cycles in. The application is advised that further detail is required, to include the following:

- Location plan setting out the location of the cycle store/s Location of cycle stores indicated on drawing 2118 Proposed Site Plan – Cycle Stores. See site plan attached.
- Storage facility to accommodate eight cycles. Dimensions shown of the storage facility setting out the space for eight cycles. 4No. Sheffield cycle hoops to be provided as indicated on cycle store plan which can accommodate 2no. cycles each.
- Details of how the cycles are secured Individual cycles to be secured to Sheffield cycle hoops.
- Lighting detail No light to be provided.
- Security detail of the structure i.e. Does the door have a coded lock! Open fronted is not an option for the residents of the apartments. Ok for visitors. To be secured with a mechanical code lock.
- Details of the external fabric. To offer weather protection and security. Frame to be galvanised steel and to be clad in treated softwood.
- Details of how it will be maintained in the future. Great Places inhouse maintenance team to provide future maintenance to all cycle stores.

Condition 9 EVC

9) a) Finalised specifications of the electric charging points shown on Proposed Site Plan- Ground Floor plan ref: 20-043 -1002 rev. P shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development hereby approved.

b) Prior to occupation of the development any agreed mitigation measures shall be 136721/FO/2023 Page 6 of 16 implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

The site plan 20-043-2117 A confirms where the chargers will be placed. The technical data within an advert brochure sets out possibilities that one or all types will be included onsite. This information is not site specific. It is not specific enough as it could be Single phase or Three phase chargers. This needs to be made clear.

The details of the power cables supplying power to the chargers have also not been determined. The details of these cables need to be provided on a plan, setting out where the power will come from and whether ducting is used etc. It is considered that insufficient evidence has been provided to allow Highways to recommend Condition 9 for discharge.

Please can you address the matters raised .

Kind regards,

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