
From: [REDACTED]
Sent: 21 October 2025 15:48
To: Ciara Gettinby
Cc: [REDACTED]
Subject: RE: 2 Walsingham Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Afternoon Ciara

Following a more detailed review of the driveway proposal at Walsingham Avenue with Syed, I wanted to share our updated position from a Highways perspective.

The site presents a challenging situation due to the flush footway running along both sides of the street. It appears that vehicles are currently parking in an echelon format, which results in complete obstruction of the footway on both sides. While the proposed driveway might remove one vehicle from the road, it does not meet our minimum driveway standards. As such, any vehicle parked on it would still overhang the footway, continuing to hinder pedestrian movement.

Given these concerns, we do not consider the proposal acceptable from a Highways standpoint.

Happy to discuss further if needed.

Kind Regards,

[REDACTED]
BSc (Hons) MSc MCIHT MSoRSA
Highways Development Control Team Manager
Manchester City Council



Mob: [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

From: Ciara Gettinby [REDACTED]
Sent: 21 October 2025 12:49
To: [REDACTED]
Subject: FW: 2 Walsingham Avenue

Hi [REDACTED],

Thanks for the correspondence the other day regarding the above application.

I myself am just wondering what made you come to terms with accepting the overhang of the driveway? I do understand that there is another house across with the same situation.

I am disappointed that they're removing the wall and garden as it is one of the key features of the conservation area for a personal gain which would hinder the accessibility of the public, and I wasn't actually expecting your response.

I just wanted to know the thought process behind it,

Kind regards,

Ciara.

From: Ciara Gettinby
Sent: 15 October 2025 15:31
To: [REDACTED]
Subject: RE: 2 Walsingham Avenue

Thankyou for this.

Kind regards,

Ciara.

From: [REDACTED]
Sent: 15 October 2025 14:56
To: Ciara Gettinby [REDACTED]
Subject: RE: 2 Walsingham Avenue

Hi Ciara,

Thank you for sending across the updated plans.

Given the existing situation, the proposed driveway is acceptable.

Kind regards,

[REDACTED]

Engineer - Highways Development Control
Neighbourhoods Directorate
Manchester City Council

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



UPCOMING ANNUAL LEAVE –

From: Ciara Gettinby [REDACTED]
Sent: 15 October 2025 11:27

To: [REDACTED]
Subject: FW: 2 Walsingham Avenue

Hi [REDACTED]

Thanks for explaining,

Forwarded is the response from agent, the proposed site plan demonstrates the distance from front porch to driveway.

Kind regards,

Ciara.

From: Oliver Kearney [REDACTED]
Sent: 15 October 2025 10:34
To: Ciara Gettinby [REDACTED]
Subject: Re: 2 Walsingham Avenue

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Ciara,

I have amended the drawing as requested and also the existing site plan to show the nature of the parking on Walsingham avenue currently and the hazard this poses.

Many thanks,
Oliver

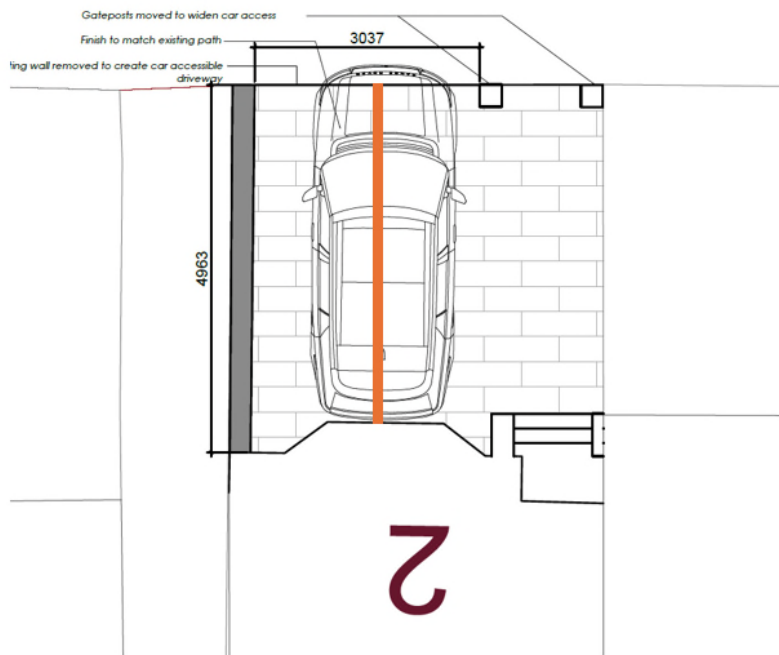
On Wed, 15 Oct 2025 at 10:11, Ciara Gettinby [REDACTED] wrote:

Hi Oliver,

Highways have asked for an additional plan showing the driveway length from the front porch to the pavement, I've attached a picture below for reference.

Kind regards,

Ciara.



From: Oliver Kearney [REDACTED]
Sent: 14 October 2025 11:36
To: Ciara Gettinby [REDACTED]
Subject: Re: 2 Walsingham Avenue

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Morning Ciara,

Please see attached revised plan.

My client has also said he is more than happy to provide photo evidence of consistent obstructive pavement parking if this would also be useful to help highways to understand the extent of the issue.

Many thanks,

Oliver

On Tue, 14 Oct 2025 at 10:58, Ciara Gettinby [REDACTED] wrote:

Hi Oliver,

Thankyou for this, the information has been sent to highways.

Please would you be able to provide an updated plan showing the proposed driveway dimensions.

It may be useful to demonstrate the car parking space on the drive as well.

Kind regards,

Ciara.

From: Oliver Kearney [REDACTED]
Sent: 13 October 2025 19:50
To: Ciara Gettinby [REDACTED]
Subject: Re: 2 Walsingham Avenue

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good evening Ciara,

Many thanks for your email.

Refuse collection will remain unchanged.

In response to the highways team, the drive is 4.96 x 3m, similar to that of a conventional 2.5 x 5m bay which is the standard for most car parks. However I would request that they review the current situation on Walsingham avenue whereby none of the pavements are usable due to cars of every house parking across them (I attach further photographic evidence of this).

My client has a young family and currently is unable to get a pram between cars on the pavement to access his house, and an electric car he wishes to charge without causing hazard, the application would present a clear improvement to the current situation and a safer environment for residents and pedestrians. Further to this, there is a clear precedent set by 1 Walsingham avenue (shown in IMG_8118) which Highways must have also found permissible as well as that of nearby Warwick Avenue (please see attached image), whereby the majority of the houses have relocated gateposts to create driveways. The benefit to both the conservation area and pedestrians is clear to see.

Please relay to highways that the proposal would in fact create a safer pedestrian area than is currently present, and I would urge them to visit the site as soon as possible to understand the highly unsafe parking arrangements currently occurring. The situation is at breaking point and is detrimental to the visual amenity of the conservation area.

Many thanks,

Oliver



open.

Restore



On Mon, 13 Oct 2025 at 15:17, Ciara Gettinby [REDACTED] wrote:

143856/FH/2025

Hi,

We've had some internal consultee comments back from highways about the above application.

All individual driveway parking spaces should be a minimum of 3.0m (wide) x 6.0m (long) to ensure that vehicles / pedestrians do not impact on the adopted highway. Clarification is sought on the car parking dimension and should be shown on an updated dimensioned plan. Pedestrian access will continue to be provided from Walsingham Avenue. o Will refuse storage and collection continue as existing? - Confirmation is required.

Please can you provide the above information for consideration with the highways team,

Kind regards,

Ciara.

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