

144279/FO/2025 65 Grimshaw Lane, Manchester, M40 2AX

CONTEXT

The application seeks consent for the change of use of the 1st Floor of the Public House (Sui Generis) to a 6-Bed Guest House (Use Class C1)

HIGHWAYS SUMMARY:

Highways are satisfied the proposals will not have an unacceptable impact on the highway network. It is subject to a recommended condition.

HIGHWAYS RESPONSE

The site is located adjacent to the adopted highways Grimshaw Lane and Bower Street. Grimshaw Lane has unrestricted parking available kerbside. Bower Street is located to the side of the property and is subject to restricted parking with 'No Waiting' or 'No Loading at any Time'. Both streets are subject to a 20mph speed limit.

TRIP GENERATION:

The change of use will be expected to generate a slight increase in associated traffic. However, it is unlikely to have a significant traffic impact on the network.

SITE ACCESSIBILITY:

The application site benefits from good sustainable transport accessibility, with multiple bus stops and the Central Park Metrolink all within a 10 minute walk.

OFF-SITE HIGHWAYS WORKS:

There are no proposed works to the adopted highway.

PARKING AND ACCESS:

Bower Street falls within the Newton Heath West permit parking zone, permits are required for residents or visitors wishing to park within the road where designated. Adjacent to the development, in Bower Street, there are parking restrictions which prevent parking at any time. One on-site car parking space will be provided within the development

A parking survey has been carried out and the results show surplus capacity for parking spaces on Grimshaw Road and within the local area.

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Highways consider that sufficient parking capacity exists to meet any demand from the occupiers of the 6-Bed Guesthouse and if required, for the parking demand of the Public House.

CYCLE PARKING:

Cycle parking for five cycles is offered on the drawing that sets out the ground floor (dated 13/06/2025). Highways consider that a covered storage facility should be provided.

It is therefore recommended by Highways that a planning condition requiring the details of the proposed cycle parking facility is submitted to the MCC for approval prior to the first occupation of the change of use of the 1st floor of the Public House to a 6 bedroom Guesthouse.

REFUSE AND SERVICING:

Designated refuse storage has been accommodated within the curtilage of the property. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan is not required.

RECOMENDED PLANNING CONDITION/S:

Cycle Storage Detail