



Memorandum

To Joshua Lee

From Syed Rahi

Date 18 March 2026

Subject **145297/FO/2026**

Erection of a 3/4 storey building to provide 8no. two bedroom apartments, with access, informal amenity space, landscaping and associated works

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

CONTEXT:

The site is bound by the adopted Wilbraham Road to the south and the adopted Egerton Road North to the east. Adoption extends to the back of the footway.

There is an adopted alleyway to the west of the site.

No Waiting (Mon-Sat 8am-9.30am and Mon-Fri 5pm - 6.30pm) restriction is present fronting the site along Wilbraham Road.

No Waiting At Any Time restriction is in place at the junction of Wilbraham Road and Egerton Road North.

HIGHWAYS RESPONSE:

The proposal is the development of a residential building accommodating 8no. apartments (2-bedroom).

TRIP GENERATION AND JUNCTION CAPACITY:

- o The number of vehicular trips associated with the site is not anticipated to be significant.
- o It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway capacity concerns.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes.
- o Regular bus services operate along Wilbraham Road, which is located within walking distance of the site.
- o Chorlton Metrolink stop is the nearest Metrolink facility and is also within walking distance of the site.

PARKING AND ACCESS:

- o It is noted that there is no existing vehicle access to the site.
- o It is understood that no new vehicular access is proposed as part of the development.
- o The TN confirms that there is no on-site car parking provision associated with the proposed development.
- o *Further information is required regarding anticipated parking demand associated with the site. This should be informed by car ownership levels at the site area based on Census data.
- o The main pedestrian access to the site will be via Wilbraham Road.
- o Provision of tactile paving should be made at the junction of Wilbraham Road and Egerton Road - This is subject to a S278 agreement
- o Footway surrounding the site should be resurfaced.
- o Any redundant dropped kerbs bordering the site should be reinstated.

OFF-SITE HIGHWAYS WORKS:

- o Should the planning application be approved, the applicant will be required to enter into a Section 278 agreements for the alterations to the existing highways.
- o This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

CYCLE PARKING:

- o TN confirms that a total of 18no. cycle parking spaces are proposed within the site, comprising:
 - 10 cycle parking spaces within a communal cycle store
 - 2 cycle parking spaces for each of the four ground-floor apartments, located within the external amenity space.
- This level of provision is acceptable in principle, subject to the monitoring
- o It should be ensured that all cycle parking spaces are secure and sheltered.

BOUNDARY TREATMENTS:

- o It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.
- o The applicant should be advised that all gated accesses will need to provide inward opening gates (except fire exits) to ensure they do not impact on the adopted footway or highway.

TRAVEL PLAN:

- o A Travel Information Pack is to be provided for future residents - This is welcomed by highways.

REFUSE AND SERVICING:

- o Refuse storage is proposed to be located to the west of the site, adjacent to the alleyway.
- o Refuse bins are proposed to be presented on Wilbraham Road for kerbside collection.
- o It is noted that residents will be responsible for transferring bins to the collection point. Bins should be returned immediately following collection.
- o *Clarification is sought on the route and distance residents will be required to travel to access the bin store for waste disposal. This should be clearly illustrated on an updated dimensioned plan.

- o *The applicant should note that the distance residents are required to travel from their apartments to access waste storage areas should not exceed 30 metres, in accordance with Manchester City Council's GD04 Waste Storage and Collection Guidance.
- o Refuse collection should take place outside of the AM and PM peak.

CONSTRUCTION MANAGEMENT:

- o A Construction Method Statement has been submitted.
- o A detailed CMP will need to be submitted prior to the start of the works and conditioned.
 - o The CMP should include:
 - The duration/phasing of construction works and associated vehicle trips;
 - Routing of construction traffic and associated swept-path assessment
 - Confirmation of display of an emergency contact number;
 - Contact details of the site manager/responsible person to discuss issues/amendments that arise;
 - Details of the location and arrangements for contractor parking;
 - The identification of the vehicular access points into the site;
 - Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas, and parking areas.
 - Traffic Management measures for vehicles, pedestrians and cyclists
 - Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway;
 - The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and
 - Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o The following informative should also be included in any subsequent permission:
 - The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk:
 - The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

SUGGESTED CONDITIONS:

- o Off-Site Highways Works
 - Provision of tactile paving at the junction of Wilbraham Road and Egerton Road
 - Footway resurfacing.
 - Reinstatement of any redundant dropped kerbs
- o Cycling
- o Travel Information Pack
- o Waste Management Strategy
- o CMP

Highways Reference: 18287/FO/2026