
Re: Highways response to 145297/FO/2026

From Joshua Lee [REDACTED]
Date Tue 05/05/2026 12:15
To Highways DC [REDACTED]
Cc Syed Rahi <[REDACTED]>

Hello,

Thanks for this,

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Highways DC [REDACTED]
Sent: 05 May 2026 12:01
To: Joshua Lee [REDACTED]
Cc: Syed Rahi <[REDACTED]>
Subject: Re: Highways response to 145297/FO/2026

Thanks Josh,
That's really helpful.
Here are the Highways comments:

It would be useful if the CMP could also include:

- Additional detail in the form of a **Traffic Management Plan**, setting out how vehicle manoeuvres, pedestrian safety and cyclist movements will be managed during construction, particularly in relation to the existing cycle lanes.
- Early engagement with the Highways Network Management teams will be required in terms of licensing, hoarding / scaffolding, skips and any associated temporary pedestrian/traffic management arrangements. This should also include discussion around links with utilities, power/sewers/water main connections, etc. == highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk
- Confirmation of proposed construction working hours
- Further clarification of **measures to keep the public highway clean**, such as wheel washing or road sweeping arrangements, and how these will be monitored.

- Clarification of **contractor and workforce parking arrangements**, including how these will be managed to avoid on-street parking impacts.

Best Wishes

Highways Development Control
Neighbourhoods Directorate

Please note that this inbox is monitored Monday to Friday only and any enquiries received after 4.00 pm on Friday will be picked up on Monday morning.

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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Support your Council and report any concerns about the public highway on-line, through this link:
https://www.manchester.gov.uk/info/500283/road_and_pavement_problems

From: Joshua Lee <[REDACTED]>
Sent: 05 May 2026 08:40
To: Highways DC <[REDACTED]>; Syed Rahi <[REDACTED]>
Subject: Re: Highways response to 145297/FO/2026

Hello,

Apologies we are moving system

Its here

https://manchestercitycouncil.my.salesforce.com/sfc/p/QH00000G3ISb/a/SI00000HLZAg/Cd8SmcDAI1BkjEUVVDEtC_BGFarhIFA4hm4NrY26RXA

Thanks

Josh

Joshua Lee

Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA
[REDACTED]

From: Highways DC <HighwaysDC@manchester.gov.uk>

Sent: 05 May 2026 09:17

To: Joshua Lee <[REDACTED]> Syed Rahi <[REDACTED]>

Subject: Re: Highways response to 145297/FO/2026

Hi Josh,

Please can you send through a copy of updated CMP, I can't see it on the planning portal.
Thanks Leanne

Best Wishes

Highways Development Control
Neighbourhoods Directorate

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From: Joshua Lee <[REDACTED]>

Sent: 01 May 2026 06:14

To: Syed Rahi <[REDACTED]> Highways DC <[REDACTED]>

Subject: Re: Highways response to 145297/FO/2026

Hello,

The agent has sent an updated CMP for review.

Their aim is to remove the pre-commencement condition

Thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 213, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: Syed Rahi <[REDACTED]>
Sent: 14 April 2026 16:11
To: Joshua Lee <[REDACTED]>
Subject: RE: Highways response to 145297/FO/2026

Afternoon Josh,

Please see updated highway comments below.

UPDATED HIGHWAY COMMENTS:

- The proposal has no on-site car parking spaces – This is acceptable in principle considering the accessible location.
- Proposed site is anticipated to generate a car parking demand of 6no. vehicles based on 2021 census data. There appears to be sufficient on-street parking capacity based on parking surveys.
- Future residents should be made aware prior to purchase that no on-site parking provision is available.

Kind regards,

Syed Rahi

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 –
30th April to 15th May

From: Joshua Lee <[REDACTED]>
Sent: 13 April 2026 10:08
To: Syed Rahi <[REDACTED]>
Subject: Re: Highways response to 145297/FO/2026

Hello,

Thanks for this.

On the points raised . They have the methodology on the parking survey and maps within the transport note at Appendix B. It looks like they have already taken parking restrictions and main road parking?

In general, we have had some comments on the impacts to parking, but the site is in an extremely accessible location with a DfT Score of 84 with good on-site cycle parking. In the balance its a sustainable location and should be supported.

Thanks,

Josh

Joshua Lee

Assistant Planning Officer

Area Team



Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

T [REDACTED]

From: Syed Rahi [REDACTED]
Sent: 02 April 2026 17:16
To: Joshua Lee <[REDACTED]>
Subject: RE: Highways response to 145297/FO/2026

Afternoon Josh,

Please see updated highway comments below.

UPDATED HIGHWAY COMMENTS:

- It is noted that the proposed site is to generate a car parking demand of 6no. vehicles based on 2021 census data.
- A car parking survey was undertaken over three consecutive weekdays (Monday 12 January 2026, Tuesday 13 January 2026, and Wednesday 14 January 2026) during the period 18:00–19:00.
- The survey area covered a walking distance of approximately 200 metres from the proposed site.
- The survey results indicate that between 50 and 60 car parking spaces were available.
- *Parking on pavement and on restrictions will need to be taken into account.
- Further information is required on current parking occupancy levels/observed parked vehicles within the study area, as well as the total on-street parking capacity.
- *A dimensioned plan should also be provided identifying on-street parking restrictions, observed parking spaces, and available parking spaces.
- The proposed bin store is located within an acceptable access distance for residents, in accordance with Manchester City Council's GD04 Waste Storage and Collection Guidance. Therefore, this is considered acceptable in principle.

Further to the above, I would also be grateful if you could advise whether you are aware of any existing concerns in the area, particularly in relation to parking.

Kind regards,

Syed Rahi

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 –
30th April to 15th May

From: Joshua Lee <[REDACTED]>
Sent: 30 March 2026 14:16
To: Syed Rahi <[REDACTED]>
Subject: Re: Highways response to 145297/FO/2026

Hello,

I hope you are well,

The applicant has provided a note on Car ownership and an updated landscape plan with bin distances.

I've uploaded to the case file for review and comment.

Thanks

Josh

Joshua Lee
Assistant Planning Officer
Area Team



Desk 202, Floor 6, Manchester City Council, Growth & Development Directorate,
Planning, Building Control & Licensing, PO Box 532, Town Hall, Manchester, M60 2LA

From: [REDACTED]
Sent: 18 March 2026 14:05
To: Joshua Lee <[REDACTED]>
Subject: Highways response to 145297/FO/2026

Please see attached document with highways comments on 145297/FO/2026

Regards,
Syed Rahi

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