



Memorandum

To David Lawless

From Laura Wareing

Date 28 February 2025

Subject **141898/FO/2025**

Creation of a 3G football pitch, 2no. tennis/multi use courts, 6no. doubles padel courts, 4no. shipping containers to create cafe, terrace and storage facilities, 1no. shipping container to provide changing facilities and associated parking, secure cycle storage, private access road, fencing, lighting posts and canopies following demolition of existing buildings.

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

CONTEXT

The site is located adjacent to the adopted highway of Timpson Road. No Waiting (Mon - Sat, 8am - 6pm) is in place along Timpson Road and at the access to the exiting playing field (proposed site) and access to Wythenshawe Town Football Club to the north.

The site is accessed from Timpson Road on the northern extent of the development site.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

Weekday:

- o Trip generation assessment methodology acceptable to Highways in principle.
- o Weekday TRICS assessment found:
- o 2 two-way trips anticipated in AM peak and 11 two-way trips anticipated in PM peak.
- o Overall assessment indicates that the proposed development will not result in a significant number of trips and the new access will operate well within capacity.

Weekend:

- o It is requested that anticipated trip generation associated with weekend football is assessed.

Parking Accumulation Assessment:

First Principles:

- o First principles assessment undertaken using maximum number of peoples/players (42) using the facilities (6 x double padel courts, 2 x multi-use courts and 1 x 5-a-side pitch).
- o Noted that this does not take into consideration the weekend football games.

Parking Accumulation:

- o Accumulation assessment undertaken using TRICs trip rates - methodology acceptable in principle.
- o Results suggest 21 of the 35 spaces will be occupied - 61%
- o Acceptable in principle.
- o Note that the above only takes into account the weekday activities.
- o Request a TRICs assessment for weekend use to be undertaken and a parking accumulation assessment undertaken.

HIGHWAYS SAFETY:

- o Crashmap data reviewed.
- o 1 collision recorded at signalised junction.
- o No incidents recorded along Timpson Road or at site access.
- o No safety concerns adjacent to the site.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes.
- o Regular bus services and Metrolink services are available within walking distance of the site.

PARKING AND ACCESS:

Access:

- o Existing access from Timpson Road to be retained.
- o Request that the access be a minimum of 5m in width
- o Drawing '332611422/100/001 rev A' demonstrates that a large vehicle can enter, manoeuvre and use the turning head and egress the site in forward gear.
- o Plans indicate that the new access road will be 5.5m in width - acceptable in principle.
- o Request confirmation of footways and footway widths within the site.

Parking:

- o 35 parking spaces proposed
- o Includes 3 disabled parking bays - acceptable in Principle.
- o Request that a minimum of 3 parking spaces have EV Charging.
- o Plan shows that parking to the north and south meet MCCs standard and disabled parking bay dimensions - acceptable in principle.
- o 8 parking bays to the west meet MCCs standard parking bay dimensions.

- o Drawing '332611422/100/002 Rev A' swept path analysis demonstrates that a vehicle can access and egress these parking spaces - acceptable in principle.
- o 6m aisle width noted at parking area to the south - acceptable in principle.

CAR PARK MANAGEMENT / EVENT MANAGEMENT STRATEGY:

- o The Planning Statement suggests that mini-football tournaments will take place every Saturday for up to 9 teams.
- o It is requested that a Car Park Management Plans is in place to manage parking on-site.
- o It is requested that an Events Management Strategy is in place. This should be implemented for larger events.
- o It is recommended that a Traffic Management Strategy is conditioned to any consent of the application to include the following:
 - o Marshalls during large events (this must include prayer) both on and off-site;
 - o Appropriate signage;
 - o Segregated areas for use by taxis and minibuses.
 - o Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

CYCLE PARKING:

- o Provision of 6 cycle parking spaces - acceptable in principle.
- o Request that cycle parking use is monitored and additional cycle parking provided when necessary.
- o Cycle parking is secure and sheltered - acceptable to Highways.

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.

REFUSE AND SERVICING:

- o Request that waste and servicing details are provided. Must include:
 - o Anticipated levels of waste
 - o Proposed bin store location
 - o Proposed waste collection point
 - o Proposed servicing arrangements
 - o Swept path analysis of largest anticipated refuse and service vehicle.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan should be conditioned.

The CMP is to be submitted prior to the start of works. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

SUGGESTED CONDITIONS:

EVC
Cycling
Car Park Management Plan
Events Management Plan
CMP

INFORMATION:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester [REDACTED]

Highways Reference: 16725/FO/2025