



Fw: RE: Planning application 143452/FO/2025 consultation - Westwood Nursing Home

From Planning [REDACTED]

Date Thu 05/03/26 7:02 PM

To Steven Mccoombe [REDACTED]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
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From: Landuse [REDACTED]

Sent: 05 March 2026 15:19

To: Planning [REDACTED]

Subject: RE: RE: Planning application 143452/FO/2025 consultation - Westwood Nursing Home

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Good Afternoon,

Please note that our response to this application has been sent to Highways DC team this afternoon.

Kind regards

Landuse Team
Highways Department
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG
E-mail landuse@tfgm.com
www.tfgm.com

From: Landuse

Sent: 05 March 2026 15:18

To: [REDACTED]

Subject: RE: Planning application 143452/FO/2025 consultation - Westwood Nursing Home

Good Afternoon,

Thank you for consulting TfGM in respect of the above application. This application relates to proposals for a change of use of a former care home to a private primary school on Crumpsall Lane in Crumpsall. The proposals are to move the primary school element of an existing school from Bevendon Square in Salford

which has 95 students. The proposed school is expected to have a total of 60 students, with future capacity envisaged for 120 students.

- Collision analysis has been undertaken for the period of 2019-2023, which could be updated to include 2024, but a brief look at CrashMap would indicate that the results of the analysis would not change.
- A trip generation exercise has been undertaken using information collected by the developer for 120 students. This information suggests that there are to be no pupils arriving individually by car, with the proportion modal split to be 33% walk, 33% public transport and 33% car share. Whilst we support the idea of trips being made by sustainable transport, these proportions do not align with expectations for primary school trips, where there are generally a high proportion of single pupil drop offs. I would suggest that more robust data is collected to evidence the very low proportion of car trips, as the resulting 32 total two-way peak trips is low for a school of 120 pupils. Similarly, the level of staff trips appears to be very low, with only 4 members of staff out of 40 likely to drive.
- 10 cycle spaces are proposed as part of the development. This level of provision falls below the LTN1/20 guidance which suggests a minimum of 1 per 10 students and 1 per 20 staff, which results in 14 spaces as a minimum. TfGM would suggest that as the development aims to have a high level of accessibility for active travel and public transport trips, this provision is increased further. Cycle storage should be secure, with CCTV, lighting and natural surveillance.
- 5 parking spaces are proposed for the development, including one accessible bay. The existing servicing arrangements are proposed to be maintained. The proposals are to provide a drop off facility within the site using the two access points on Crumpsall Lane, entering at the access at 67 Crumpsall Lane and exiting at the access at 69 Crumpsall Lane. The site car park is to be accessed by a new vehicular access of Ansleigh Avenue.
- The speed limit on Crumpsall Lane outside this development is 30mph but reduces to 20mph approx. 100m to the east before Crumpsall Lane Primary School. We would recommend that this 20mph speed limit is moved to the west of this site as part of this development, to provide a safer environment for future pupils and staff.
- TfGM would suggest that the developer undertake a review of the Traffic Regulation Orders in the vicinity of the site. For example, on street parking is currently available in front of the site, which TfGM would suggest is prohibited to prevent drop-off trips taking place on Crumpsall Lane.

Please note that Metrolink comments have been sent separately (by Lynda Griffin 25/02/2026 17:35).

If you have any queries or require any further information, please do not hesitate to contact us via the details below.

Kind regards

Landuse Team
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Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG

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