
FW: 114 Chain Road

From [REDACTED]

Date Thu 24.7.25 4:33 PM

To Sue Wills [REDACTED]

Cc [REDACTED]

Hello Sue,

Please see below Highway Comments based on the latest information provided - happy to run through it with you:

- The strategy / capacity for Sunday services has now changed based on the recent assessment report. The Initial proposal/assessment was based on a total of 1,500 attendees, split over three services on a Sunday.
- Updated assessments now show that a single service would accommodate up to 1,100 attendees i.e. 3,300 attendees across a Sunday. Assessment appears to indicate sufficient parking provision for Sunday services, however, although the interval between services has increased (to 50-minutes), Highways are still concerned that this interval will be inadequate given the high number of attendees and other facilities offered on site which may encourage attendees to stay on-site for longer periods (coupled with attendees potentially arriving early prior to the intended service). This raises significant highways concerns, as insufficient parking turnaround time would lead to high levels of overspill parking onto the surrounding highways or could lead to inefficient internal parking operations/circulation due to double parking.
- In addition, as the proposals are now for 1,100 attendees per Sunday service (3,300 per day), the TA Trip Generation Assessment will need to be revised – this is currently based on a total of 1,500 attendees across the day.
- The recent assessment still does not include additional assessment/acceptable management of large events (1,500 attendees). Highways noted previously that proposed parking provision will be insufficient and Highways do not support the stacked parking arrangement as a suitable means to accommodate on-site parking.

Based on the above, Highways are unable to support the proposals due to significant concerns regarding car-park operations/potential parking overspill and associated safety and operational implications.

Kind Regards,

[REDACTED]

BSc (Hons) MSc MCIHT MSoRSA

Highways Development Control Team Manager

Manchester City Council

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POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60

2LA



From: Steven Phillips [REDACTED]

Sent: 24 July 2025 07:31

To: Sue Wills [REDACTED]
[REDACTED]

Subject: RE: 114 Chain Road

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good morning all,

Have you managed to review the amended information sent in the email below. Please let us know if you have any queries or if you can now confirm your support for the scheme.

Thanks. Steven

Steven Phillips
Director

[REDACTED]
[Visit our new website here](#)

From: Steven Phillips

Sent: Wednesday, July 2, 2025 3:25 PM

To: 'Sue Wills' [REDACTED]; [REDACTED]
[REDACTED]

Subject: RE: 114 Chain Road

Hi All,

Following on from our meeting of the 12th June, please find attached a revised Traffic Management Report. This report now includes a section on capping the capacity of each service based on the existing mode splits until the travel plan monitoring has demonstrated that the cap can be increased due to the modal shift to the church buses. This capping of the service ensures that the 189 car parking spaces proposed would not be exceeded with the existing mode split.

Please note that the proposed cap for the service is greater than the total current congregation of the church and this congregation will be split over three services. The church has also agreed to an increase from a 30 minute interval between services to a 50 minute interval. This will allow a greater amount of time for the congregation of one service to leave, prior to the new service starting.

I have also updated the requested plans to show 8 large coaches in the drop off area and the additional pedestrian link from the overflow car park to the footway. This link has been provided to a width of 1.2m due to the anticipated usage and to limit the impact on surrounding trees.

I have also attached the latest church bus travel schedule for an average Sunday which has been provided by the church. It is expected that as the church grows, additional destinations will be added to the list with additional bus routes organised. The current schedule will also need to be updated to reflect the church's new location.

Please could you confirm your satisfaction with the updated drawings and traffic management report to give you additional comfort of the Site not impacting the surrounding highway network.

Many thanks. Steven

Steven Phillips
Director

[Visit our new website here](#)

-----Original Appointment-----

From: Sue Wills [REDACTED]
Sent: Thursday, May 22, 2025 11:24 AM
To: Sue Wills; Nikki Sills; Rebecca Hesketh; Steven Phillips; Syed Rahi
Subject: 114 Chain Road
When: 12 June 2025 10:00-11:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

Online meeting

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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