
RE: Highways response to 143413/FO/2025

From [REDACTED]
Date Thu 02/12/2026 16:37
To Robert Griffin [REDACTED]
Cc [REDACTED]

Hi Rob,

I hope you are well. Please see Highways response in relation to the submitted information.

FURTHER HIGHWAYS COMMENTS 12th FEBRUARY:

Highways met with Ryebank Field Community and Urban Imprint 20th January 2026 to discuss required highways information for the application.

As discussed, a Transport Note and Outline Event Management Strategy has now been provided.

TRANSPORT NOTE:

It is noted that events account for less than 5% of overall site use.

Trip Generation:

The Transport Note confirms that the existing trip generation associated with the site is minimal, with most attendees travelling on foot or by bicycle from the surrounding community.

The applicant advises that the majority of events attract an average of around 30 attendees.

There are typically 2–3 larger events each year, accommodating up to 200 attendees. The applicant confirms that arrival and departure times for these events are staggered. A separate outline Events Management Strategy has been prepared and is discussed below.

The Transport Note states that the community group actively encourages walking, public transport use and car-sharing for events, with attendees directed to park at Longford Park where required.

Minibuses are instructed to drop off and pick up at the Longford Road entrance and then wait in the Longford Park car park.

A mode survey was undertaken for the recent Wassail Event on 10 January 2026 (15:30–17:30). Although attendance was estimated at around 200 people, arrival and departure were staggered as noted above.

Of the 71 respondents to the survey, approximately 78% arrived on foot and around 9% travelled by car (1 person driving alone and 5 people car-sharing).

The applicant confirms that the proposals do not include an increase in the number of events or attendees. As such, no change to existing travel patterns is anticipated.

The Transport Note confirms that regular travel mode surveys will be undertaken going forward, an Event Management Strategy will be implemented, and all future social media posts and event advertising will

include travel advice and/or a link to the Travel Advice webpage. Highways consider this acceptable in principle.

Existing & Proposed Vehicle Parking:

Two access points serve the site:

- Longford Road
 - The Transport Note identifies approximately 20 parking spaces available.
- Rye Bank Road
 - Promoted as a pedestrian and cycle access only.

Three car parks are located within a three-minute walk of the site:

- Longford Park Car Park (accessed via Ryebank Road, south of the development site)
- Car park accessed from Cromwell Road
- Car park accessed from the Quadrant roundabout

All car parks provide disabled parking, and Longford Road car park includes EV charging.

The Transport Note confirms that attendees to events are encouraged to park at Longford Park. This is welcomed by Highways.

It is noted that the proposals do not include any additional car parking; therefore, parking provision will remain unchanged.

Existing & Proposed Cycle Parking:

The Transport Note confirms that a cycle stand is currently provided at the Longford Road entrance.

Additional cycle parking is available within Longford Park.

The proposals do not include further cycle parking provision. However, Trafford Council may be approached regarding the installation of cycle parking near the Rye Bank Road entrance.

OUTLINE EVENT MANAGEMENT STRATEGY:

An Outline Event Management Strategy has been submitted, the purpose of which is to minimise any impact on the local highway network during organised events at Ryebank Fields.

The Strategy states that events at Longford Park will be scheduled to avoid clashes with regular local activities such as school drop-off/pick-up periods, Stretford Park parkrun, events at Stretford Stadium, football fixtures at Old Trafford, and cricket matches or concerts at Lancashire County Cricket Club. This approach is welcomed by Highways.

The Strategy confirms that platforms such as Eventbrite will be used to record expected attendee numbers, enabling the appropriate level of marshals to be assigned. This is supported by Highways.

Events will be advertised on local social groups and sustainable travel to a;; events promoted. For those travelling by car, directions will be provided to Longford Park car park, and car sharing will be encouraged. This is welcomed by Highways.

Traffic marshals will be in place to direct drivers to Longford Park car parks. This is welcomed.

In regards to reuse organised litter picks will take place before and after events and refuse taken away from site via the community group. This is acceptable in principle.

The above is welcomed by Highways. It is recommended that the Strategy is conditioned and attached to any planning permission that may be granted. A full Events Management Strategy should be in place.

Many thanks,

[REDACTED]

[REDACTED] (BSc Hons, MSc)
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

[REDACTED]

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



Out of Office: Friday 13th February

Annual Leave: Friday 20th February, Friday 27th February, Friday 6th March, Friday 13th March, Monday 23rd March – Friday 27th March

From: Robert Griffin [REDACTED]

Sent: 02 February 2026 10:44

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Highways response to 143413/FO/2025

Good Morning [REDACTED]

Further to our recent meeting with the applicants for the above application I have now received some further information to address your comments, please find attached.

Regards
Rob Griffin

Principal Planner
Development Management (Areas Team)
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]

Sent: Tuesday, December 2, 2025 15:27

To: Robert Griffin [REDACTED]

Cc: [REDACTED]

Subject: RE: Highways response to 143413/FO/2025

Hi Rob,

I hope you are well and had a lovely weekend. As discussed please find our comments below.

FURTHER HIGHWAY COMMENTS 2nd DECEMBER 2025:

'25-007_ltr_001_Response_To_Consultees_111125' dated 11th November is noted.

However, as per Highways initial comments we require further information to allow for an understanding of existing conditions and how potential highways impacts can be mitigated.

As above it is requested that a Transport Statement/Note is provided and include information on:

- Existing trip generation
- Proposed trip generation (noted that events are proposed at the site)
- Commentary should be included on the likely number of events, anticipated number of attendees and how traffic/pedestrian footfall will be managed i.e. events management strategy / car park management etc.
- Existing parking arrangements
- Proposed parking arrangements
- Commentary of available on-street parking within proximity to the development – noting school pick-up/drop-off times and weekend events at the adjacent Longford Park.
- Existing cycle parking
- Proposed cycle parking
- Existing refuse and servicing strategy
- Proposed refuse and servicing strategy

TRIP GENERATION AND JUNCTION CAPACITY:

- It is requested that information relating to the existing trip generation is provided.
- It is also requested that information relating to proposed trip generation associated with community events / university visits / school visits is provided.

Parking:

- Noted that the community group intends to run community events and work with universities, libraries etc.
 - It is requested that information relating to proposed parking arrangements is provided.

CYCLE PARKING:

- It is requested that details of any existing / proposed cycle parking arrangements are provided.

REFUSE AND SERVICING:

- Request confirmation on whether bins are in place within the playing field.
 - If so how are these collected?
- Request confirmation on whether the community woodland and meadow will have bins in place throughout the site.
 - If so information should be provided on how often waste will be collected, how the site will be accessed and where the vehicle will park.

EVENT MANAGEMENT STRATEGY:

- Recommend monitoring of parking demands is recommended in order to ensure no adverse impact is generated from the development when fully operational.
- It is recommended that an Events Management Strategy is conditioned to any consent of the application to include the following:
 - Marshalls during large events both on and off-site;
 - Appropriate signage;
 - Segregated areas for use by taxis and minibuses.
- Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

Many thanks,

[REDACTED]

[REDACTED] (BSc Hons, MSc)
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

[REDACTED]
[REDACTED]

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



Out of Office: Friday 5th December

Annual Leave: December 20th – January 4th. Return January 5th 2026.

From: Robert Griffin [REDACTED]
Sent: 20 November 2025 11:51
To: [REDACTED]
Subject: Re: Highways response to 143413/FO/2025

Dear [REDACTED]

Please find attached a response from the applicant to the matters you had raised. Please let me know if this addresses your comments or whether you still require further clarification from the applicant on any matter.

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]
Sent: Friday, September 26, 2025 14:11
To: Robert Griffin [REDACTED]
Subject: Highways response to 143413/FO/2025

Please see attached document with highways comments on 143413/FO/2025

Regards,
[REDACTED]

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