
RE: Highways response to 143413/FO/2025

From [REDACTED]
Date Tue 2025-12-02 15:27
To Robert Griffin [REDACTED]
Cc [REDACTED]

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

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TRIP GENERATION AND JUNCTION CAPACITY:

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- 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.

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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:

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

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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,

11/11/2016

██████████ (BSc Hons, MSc)
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

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

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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