



RE: 85 Rochdale Road

From [REDACTED]
Date Mon 17/08/2026 09:45
To Jennifer Atkinson [REDACTED]
Cc [REDACTED]

Morning Jen,

I hope you are well and had a lovely weekend.

Please find Highways comments below.

I believe the only outstanding item will be the streets for all audit being undertaken. Whilst it is noted that we have Phase 1 underway and proposed works under there Highways do typically ask for this to be undertaken for every new development. If the app is to go to committee I do think it is best to get all this sorted now rather than potentially later.

FURTHER HIGHWAYS COMMENTS 17th AUGUST 2026:

Transport for Greater Manchester (TfGM) has been consulted, and their comments included.

TRIP GENERATION:

The Delivery and Servicing Management Plan included a trip generation assessment that considered vehicle movements associated with both Phase 1 and Phase 2 of the development. The assessment indicates that the development is expected to generate 16 vehicle trips during the AM peak period and 14 vehicle trips during the PM peak period.

- HOLCROFT MOSS:

The Technical Note indicates that the proposed development could generate up to 53 vehicle movements per day.

Construction traffic associated with the development has been assessed using data from the Phase 1 construction programme provided by McGoff.

Peak workforce numbers are expected during the later stages of the construction programme. The Technical Note suggests that a third of staff will use private vehicles and the rest car share or use public transport. As a result, peak staff travel demand is estimated to equate to approximately 32 cars, generating around 64 two-way vehicle movements per day.

The assessment further identifies that peak HGV activity is likely to occur during the first six months of construction, when up to 26 two-way HGV movements per day may be generated. However, of the forecast 26 two-way HGV movements, it is considered highly unlikely that as many as 20 movements would travel via the M62 past Holcroft Moss.

Overall, Highways are now satisfied that the submission has appropriately addressed the requirements of the Holcroft Moss SPD. Therefore, the submitted information is considered sufficient to demonstrate compliance with the SPD.

ACCESSIBILITY ASSESSMENT:

The Technical Note states that "The internal arrangement of the site layout is the responsibility of the architect and they will provide a Streets for All design check". This is noted; however, the request from highways relates to the assessment of the development site in its entirety, rather than solely the internal layout. A Streets for All Design Check should therefore be undertaken for the whole development site, with any identified shortcomings addressed through appropriate mitigation measures where these are directly relevant to and required to support the proposed development.

ACCESS & CAR PARKING:

Pedestrian and Cycle Access:

The Technical Note confirms that walking and cycling directional signage to the city centre will be provided. It is requested that this forms part of a planning condition.

The Technical Note confirms that all footways within and adjoining the site are at least 2m in width. This is welcomed by Highways.

Proposed Car Parking Provision:

The Technical Note confirms that Phase 1 of the development will provide four disabled parking spaces, accessed from Gould Street. It is proposed that one of these spaces will serve the Phase 2 development, with the Technical Note indicating that disabled parking provision can be reallocated between Phases 1 and 2 as required. This is acceptable in principle.

From a highways perspective, the preferred approach would be to provide a dedicated car club bay on Clive Street. This would align with the requirements of the Enterprise Car Club scheme and would offer a shared benefit to both the Phase 1 and Phase 2 developments. It is requested that this conditioned.

CYCLE PARKING:

The Technical Note confirms that cycle parking will be provided within the public realm. This is acceptable in principle.

The Technical Note also confirms that the Travel Plan will monitor cycle parking uptake and addressed when necessary. This is acceptable in principle.

BUS STOP:

The Technica Note indicates that the bus stop has been moved as part of MCC highway improvement scheme in the area.

As per Highways initial comments any potential impacts or closures of the bus stop during construction will need to be discussed and agreed with stop.closures@tfgm.com prior to undertaking any works.

TRO REGULATION ORDERS:

Noted. Any changes on the adopted highway will be picked up in the S278 agreement.

OFF-SITE HIGHWAY WORKS:

Plan '23C002-WSL-CS-XX-DR-C-950101 Rev P07, S278 GENERAL ARRANGEMENT OVERVIEW CLIVE STREET / ROCHDALE ROAD / GOULD STREET' indicates the proposed highways works as part of Phase 1.

Plan 'SCP/250389/SK02 Proposed Off-Site Highways Improvements' in Appendix 2 confirms that the existing access to Ashely Street will be reinstated to footway and resurfaced. This is acceptable in principle.

Whilst the above is noted it should be ensured that the footway adjacent to the development is resurfaced.

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DELIVERY MANAGEMENT:

A Delivery and Servicing Management Plan has been submitted. The Plan is acceptable in principle.

WASTE & SERVICING:

Plan '23C002-WSL-CS-XX-DR-C-950101 Rev P07, S278 GENERAL ARRANGEMENT OVERVIEW CLIVE STREET / ROCHDALE ROAD / GOULD STREET' indicates the proposed highways works as part of Phase 1. This plan notes the proposed loading bay Clive Street.

The submitted Delivery and Servicing Management Plan indicates that all deliveries, servicing vehicles, taxi's and residents drop-offs will use the loading bay on Clive Street. It is noted that the loading bay can accommodate 3 cars, or 2 LGVs, or 1 HGV. This is acceptable in principle.

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: Thursday 27th August

Annual Leave: Friday 28th August – Tuesday 1st September

From: [REDACTED]
Sent: 05 August 2026 15:00
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: 85 Rochdale Road

Hi Jen,

Thanks! I got the email on Monday with the Technical Note and Delivery and Servicing 😊

It'll probably be next week before I get a chance to review, but please do let me know if there is a deadline on this.

May 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

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Out of Office: Friday 14th August

Annual Leave: Friday 7th August, Friday 28th August – Tuesday 1st September

From: Jennifer Atkinson [REDACTED]
Sent: 05 August 2026 14:53
To: [REDACTED]
Subject: Fw: 85 Rochdale Road

[REDACTED]
Just checking I sent this over to you...not chasing for a response just checking I sent it! Thanks

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[REDACTED]
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From: [REDACTED]
Sent: 05 August 2026 14:50
To: Jennifer Atkinson [REDACTED]
Subject: RE: 85 Rochdale Road

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Hi Jen,

The note on Holcroft Moss, response to all the points raised by Highways and Servicing and Delivery was sent over last Friday. Please see attached.

JMA are currently getting on with updating the ground floor plan to incorporate a refuse store with a capacity in line with MCC requirements. We will have this over to you soon.

Just checking, have you also received our response on the EHO comments?

Kind regards,

[REDACTED]



[REDACTED]

Associate – Planning Consultancy

MPlan MRTPI

Pronouns (She/Her)

[REDACTED]



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From: Jennifer Atkinson [REDACTED]

Sent: 05 August 2026 14:37

To: [REDACTED]

Subject: Re: 85 Rochdale Road

[REDACTED]

I have just been going through the report today. Can you let me have an update on the outstanding points of information we have requested namely around highways (trip generation and holcroft moss). Also, it would be good to get confirmation on the disabled bay provision. The waste is also outstanding.

I am hoping to have some draft planning conditions so will share these shortly, thanks Jen

Jennifer Atkinson

Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council



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From: [Redacted]
Sent: 05 August 2026 11:56
To: Jennifer Atkinson [Redacted]
Subject: RE: 85 Rochdale Road

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Hi Jen,

I've forwarded on your comments to our S&D consultants.

We will provide a response ASAP.

Kind regards,



Associate – Planning Consultancy
MPlan MRTPI
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From: Jennifer Atkinson [REDACTED]
Sent: 05 August 2026 11:31
To: [REDACTED]
Subject: Re: 85 Rochdale Road

[REDACTED] - another point sorry. These windows on the back of the Marble pub, I can see one in the side gable (presume is the landing window) and one in the outrigger (is this the bedroom window)?

Can we show on a plan the overlooking distances please?

Thanks Jen

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
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From: Jennifer Atkinson [REDACTED]
Sent: 05 August 2026 11:18
To: [REDACTED]
Subject: Re: 85 Rochdale Road

[REDACTED]

Apologies another point - the habitable windows that the Marble say face their room terrace, why weren't these tested? I can understand the hall window but they are saying there are habitable windows facing the terrace.

Can Proximity confirm that the impacts they have concluded for the beer garden are the same for this roof terrace?

Thanks Jen

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
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From: Jennifer Atkinson [REDACTED]

Sent: 05 August 2026 10:49

To: [REDACTED]

Subject: 85 Rochdale Road

[REDACTED]

Couple of comments on the daylight/sunlight report which I would be grateful for clarity on.

Phase 1 Apartment Buildings, 87 Rochdale Road

It says that 5 windows would achieve acceptable target tolerance. Can you provide the magnitude of the impacts based on the 27% not the 21.6%.

Phase 1 Coach Houses, Gould Street

15 of the 17 rooms (88%) considered for NSL, would pass the NSL test.

What about the rooms that don't pass?

6 Ludgate Hill

47 windows (48%) would achieve VSCs of less than 21.6%, with reductions being potentially noticeable by room occupants. What are the magnitude of the impacts at 27%?

I didn't understand the point about The majority of LKDs (27 of 34 appraised). Should this be 32? Can it be right that 27 are LKDs if 32 are bedrooms?

Thanks Jen

Jennifer Atkinson

Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
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