

Appeal by Accrue (Forum) 1 LLP

Former B&Q Site, Great Stone Road, Stretford, M32 0YP

PINS ref: APP/Q4245/W/20/3258552

LPA ref: 100400/OUT/20

Proof of Evidence by Gareth Davis BSc, MSc, MCIHT, CMILT

**HIGHWAYS**

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Reference: AC/2/A Summary Proof of Evidence

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## Report control

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Primary Author: Gareth Davis Initialled: GD

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# 1 Summary Proof of Evidence of Gareth Davis Highways

- 1.1 This Highways Proof of Evidence has been prepared by Gareth Davis BSc, MSc, MCIHT, CMILT, Director of Vectos (North) Transport Planning Specialists. It is presented in support of the Appeal by Accrue (Forum) 1 LLP, (PINS ref: APP/Q4245/W/20/3258552, LPA ref: 100400/OUT/20) for the *erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure.*
- 1.2 The planning application was supported by a Transport Assessment, (DC-A15), Travel Plan (CD-A16) and two further Transport Addendums (CD-B11 and CD-C6) to clarify issues raised by Trafford Council.
- 1.3 Trafford Council have given their Putative Reasons for Refusal to the application but none of the Reasons relate to highways or transport matters. Further, in the SoCG the Council has confirmed that it has no objection to the appeal proposals on any highways or access related grounds. Therefore, the highway authority does not have an objection to the scheme.
- 1.4 Lancashire County Cricket Club (LCCC) have an access adjacent to the site access and a common dropped crossing is provided for vehicles across both accesses.
- 1.5 LCCC have raised an objection to the proposals as follows:
- The Appeal Proposal will have an unacceptable impact on LCCC's ability to use its existing access and will cause adverse road safety issues in terms of vehicular and pedestrian conflict;*
- 1.6 LCCC have presented a report by AXIS Consultants Ltd, as an Appendix to their representations which makes assumptions about the highways works at the site access and assumes that the proposals would introduce new raised kerbs and tactile paving for pedestrians and that this would adversely affect the access to Emirates Old Trafford (EOT) and cause a safety issue.
- 1.7 This objection is based on a misunderstanding of the highway proposals. In summary, there is no proposal to construct raised kerbs that would hinder vehicle access to EOT so there is no impact on the LCCC operations and no adverse impact on safety. This Proof of Evidence has clarified the proposals including presenting a highway layout plan to confirm the nature of the works.
- 1.8 It is proposed that the access is resurfaced to enhance what is an existing repaired concrete surface. That resurfacing would be at the same level as the existing footway. There is a benefit for visually impaired pedestrians by providing tactile paving at each end of the wider crossing. Between the accesses a flush surface detail, which can be driven over, is proposed as a visual cue that there are two accesses adjacent to each other.

- 1.9 For clarity these works do not change the ability of LCCC vehicles to turn in and out onto Great Stone Road and does not adversely affect the road safety risk. It is noted that the accident history was previously presented in the Transport Assessment supporting the planning application and shows no recorded injury accidents on highway in the vicinity of the accesses since 2014 when the site was operating as the B&Q DIY Store. This accident risk will not change with development.
- 1.10 These relatively minor highways works would be subject to a Section S278 agreement and approval by Trafford Council and that process would include a Road Safety Audit.
- 1.11 In summary, the proposals do not affect the highway access to EOT other than resurfacing which does not affect the safe movement of LCCC vehicles. There is no reason for the highway's objection by LCCC to be sustained.

## **2 Conclusion**

- 2.1 As there is no objection from Trafford Council on highway grounds and that there are no highways implications on the LCCC access, I can see no reason why the Appeal could be refused on highways ground.