

Technical Note

Date: 21 January 2025

Project: Rochdale Road, Middleton

Title: Highways Note

1. Introduction

- 1.1 SK has been appointed to review and advise on a proposal for the redevelopment of two sites in Middleton, Rochdale for residential use. Pre-application advice on the proposal was sought from Rochdale Borough Council (RBC) who confirmed that the scale of the proposal would not warrant a Transport Assessment/Statement as part of a planning application but raised a number of comments regarding highways aspects of the proposed layouts. This Note has been prepared to provide details of the amendments to the scheme to address the highways related queries.
- 1.2 The proposed layout of the development sites is attached as Appendix A. The northern site is currently occupied by several garages with access from Church Avenue. The southern site is similarly currently occupied by a number of garages, accessed from Rochdale Road via the named but unadopted Hillbank Street.
- 1.3 The proposal comprises redevelopment of the sites to provide two dwellings on the Church Avenue site and three dwellings on the Hillbank Street site.

2. Existing Situation

Local Highway Context

- 2.1 The site locations are shown in Figure 2.1.



Figure 2.1: Site Locations

[source: [OpenStreetMap Foundation](#) licensed under the [Open Database License](#)]

- 2.2 Rochdale Road is a 10.5m wide road with marked parking bays on the eastern side and 2 x 3.5m wide marked vehicle lanes in the vicinity of Hillbank Street. Footways exceeding 2m in width are

present on both sides of Roachdale Road in the vicinity of Hillbank Street. The road is lit and subject to a 30mph speed restriction.

- 2.3 Hillbank Street is an unmade private street that meets Rochdale Road at a marked priority junction, the bellmouth itself being within the adopted highway. Dropped kerbs are provided at the crossing point across the existing junction but no tactile paving is present.
- 2.4 Church Avenue is a 4.5m wide road with a 2.5m footway on the northern side. On the southern side footway is present adjacent to the properties fronting Rochdale Road. The site is currently accessed via a kerbed entrance from Church Avenue, forming a crossroads with Clifton Road, a residential street on the north side of Church Avenue.

3. Development Proposal

- 3.1 The development proposes demolition of the existing garages on each of the sites and the construction of two dwellings on the Church Avenue site along with provision of new footway across the site frontage and three dwellings on the Hillbank Street site with improvements to the access with Rochdale Road and resurfacing of Hillbank Street. The proposed layout is attached as Appendix A and proposals for the site access improvements are shown in Appendix B.

Church Avenue

- 3.2 Following comments at the pre-application stage the number of dwellings proposed on the Church Avenue site has been reduced from three to two. The two dwellings will front onto Church Avenue with new footway provided across the site frontage. A driveway with associated crossover is propose to each of the properties. These are positioned to be offset from Clifton Road on the northern side of Church Avenue, and at a 2m offset from the boundary of the site on either side, to provide driveway inter-visibility of 2m x 2m in each case.
- 3.3 Servicing for the properties will be from kerbside on Church Avenue, the new footway on the site frontage providing space for bin collection.

Hillbank Street

- 3.4 Hillbank Street is proposed to be resurfaced to provide a 5m carriageway with 1.5m footway within the site. Given that Hillbank Street will remain private and primarily serve just the three dwellings proposed, these dimensions are considered reasonable. In respect of the footway width, 'Inclusive Mobility' (DfT, 2021) advises:

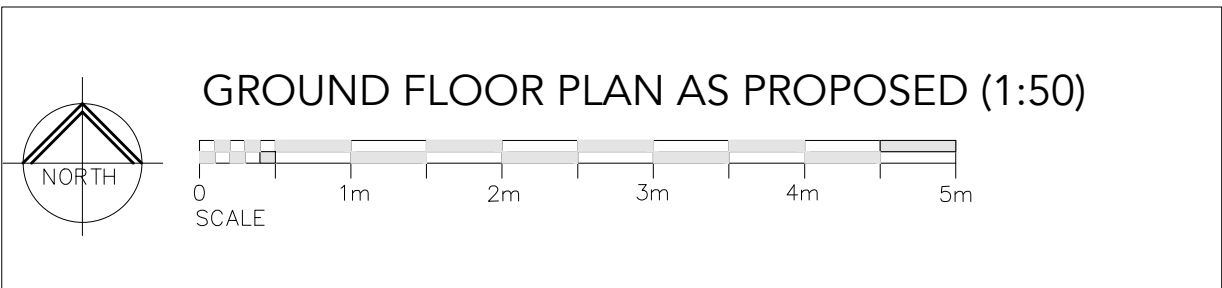
Footways and footpaths should be made as wide as is practicable, but under normal circumstances, a width of 2000mm is the minimum that should be provided, as this allows enough space for two wheelchair users to pass, even if they are using larger electric mobility scooters. If this is not feasible due to physical constraints, then a minimum width of 1500mm could be regarded as the minimum acceptable under most circumstances, as this should enable a wheelchair user and a walker to pass each other. Where there is an obstacle, such as lamp columns, sign posts or electric vehicle charging points, the absolute minimum width should be 1000mm, but the maximum length of such a restricted space should be 6 metres.

- 3.5 The existing bellmouth will also be resurfaced and the markings refreshed, and tactile paving installed at the existing dropped kerb crossing point.
- 3.6 A designated area of hard standing will be provided adjacent to the access bellmouth for bins to be moved to on collection day, for collection from kerbside. The proposed internal layout of the Hillbank Street will permit day to day service access for vans associated with supermarket deliveries etc. and swept path analysis for this type of vehicle entering and leaving in a forward gear is shown in Appendix C.

- 3.7 Access will be retained for the adjacent properties to the alleyway to the rear of numbers 836-864 Rochdale Road and adjacent land.

Appendix A







HADAS

ARCHITECTURAL & CGI

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A	Following highways comments	JW	13-1-25
Rev	Description	By	Date
HADAS ARCHITECTURAL ARCHITECTURAL DESIGN			
769 Rochdale Road, Slattocks, Middleton, Manchester M24 2RA			
(CHURCH AVENUE) Land Adjacent to Rochdale Road, Slattocks, Middleton M24 2RA			
DRAWN	JW	DATE	25-11-24
SCALE	1:50	REV.	A
	@A1	DRAWING NO.	2501-201A

Appendix B



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED AND ONLY WRITTEN DIMENSIONS SHALL BE USED

NOTES
Layout subject to detailed design and confirmation of statutory undertakers' equipment.

Revision Details	By	Date	Suffix
	Check		

Drawing Number
SK22453-201

Rochdale Road, Middleton

Drawing Title
Site Access as Proposed

Scale at A3
1:500

Drawn JAT	Approved LGS
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Check LGS	Date 21.01.25
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Appendix C



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NOTES
Vehicle Profile

4.6t Light Van
Overall Length 5.885m
Overall Width 2.000m
Overall Body Height 2.526m
Min Body Ground Clearance 0.299m
Track Width 1.765m
Lock to Lock Time 4.00 sec
Kerb to Kerb Turning Radius 6.000m

Revision Details	By	Date	Suffix
	Check		

Drawing Number

SK22453-202

Rochdale Road, Middleton

Drawing Title

Swept Path Analysis
Delivery Van

Scale at A3

1:200

Drawn	Approved
JAT	LGS
Check	Date
LGS	21.01.25

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