

TRANSPORT STATEMENT

Erection of 3 new family dwelling house (C3) with
associated parking, landscaping and boundary
treatment & Change of use of land to Residential
Curtilage (Unadopted)

At

Land of The West Side of Muirfield
Close, Manchester, M40 3ND

On behalf of

Barkat Ali



October 2021

Introduction

- This statement has been prepared by Hyndburn Property Consultants on behalf of Barkat Ali (the 'Applicant') to provide transport and highways assessment for the development of 3 residential dwellings at Muirfield Close in Moston, Manchester.
- In order to assess the transport and highways impact of the proposed development, this statement includes a review of sustainable accessibility, parking provision, refuse collection and site access.

Development Proposals

- The development comprises 3 residential dwellings located off Muirfield Close. The dwellings are located on the west side of Muirfield Close on the adjacent land as shown in Figure 2.1 & 2.2.
- The proposals include a turning head for vehicles due to the cul-de-sac arrangement of the existing road.
- Photographs 1 and 2 show the existing vehicle arrangement entering Muirfield Close.
- Refuse collection and deliveries will take place as per the existing arrangements for Muirfield Close.
- A section of the proposed development site is within the adopted highway boundary which will be stopped up through the Town and Country Planning Act as part of the proposals.

Photograph 1: Existing Car Park



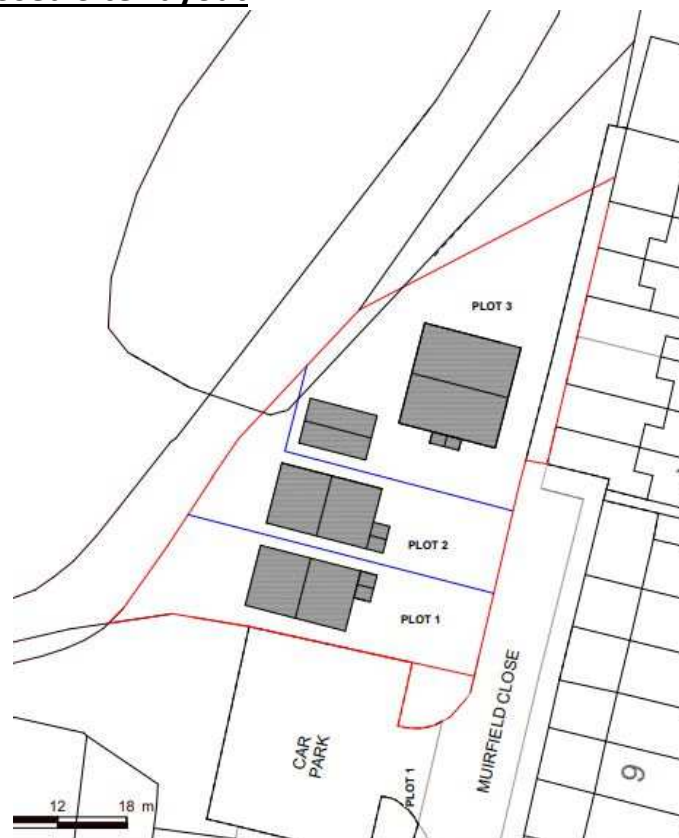
Photograph 2: Muirfield Close Entrance



Figure 2.1: Proposed Development Layout



Figure 2.2: Proposed Site Layout



Parking

- Manchester City Council's (MCC) 'Manchester Residential Quality Guidance' includes recommended parking standards for new apartments outside the city centre stating that *"new apartment development will be expected to provide 100% parking provision as a starting point"*.
- Additionally, with regards to cycle parking the guidance, it seeks "Secure cycle parking in excess of 50% provision"
- The proposed development includes 2 car parking spaces for each proposed dwelling and additional space is accessible to provide cycle spaces, thereby conforming with MCC's guidance.

Sustainability

- There is an abundance of local amenities located within a 2km from the proposed development including local centres, convenience stores, pharmacies, local schools and public transport provision.
- The closest Bus Stop is located on St Mary's Road which is a 10-minute walk.
- Newton Heath & Moston Tram Stop is a 10-minute walk and has services available to Manchester Airport, the City Centre and across the Metrolink network.

Summary and Conclusion

The analysis in this statement has been carried out in accordance with current policy, guidance and best practice. The results demonstrate that:

- The proposed residential use can be safely accessed off Muirfield Close;
- The proposed level of parking conforms with MCC guidance;
- Refuse collection will continue as per the existing arrangements on Muirfield Close.
- The site is located to take full advantage of the sustainable transport modes, with easy access by foot, cycling, bus, and tram to local amenities, leisure and employment opportunities throughout the city.

In conclusion, based on the evidence and analysis within this report, there should be no highways or transport planning reasons that prevents this planning application from being approved.