

Full Planning Application at:

**19 Lind Street,
Manchester,
M40 7ES**

January 2021

architecture:m

a: Moravian College
14 Fairfield Square
Manchester
M43 6AD
t: +44 [0] 161 370 6166
e: mail@architecturem.co.uk
www.architecturem.co.uk

1.0 Project Overview

This supporting planning document is submitted by architecture:m on behalf of our client in support of a planning permission. This document contains the following supporting information for your consideration:

- Drawings; illustrating the existing and proposed details of the development.

This application seeks the approval to include the conversion of an existing brownfield site to the permanent use of a 103 space car park at 19 Lind Street, Manchester, M40 7ES.

The proposed use of the car park is strictly for employee vehicle parking only, associated to that of a local business situated on Pollard Street East. In doing so, this should help to relieve much of the roadside congestion in the area which has been caused by increasing levels of commercial development over a short period of time. x



— Site
Not to scale



3.0

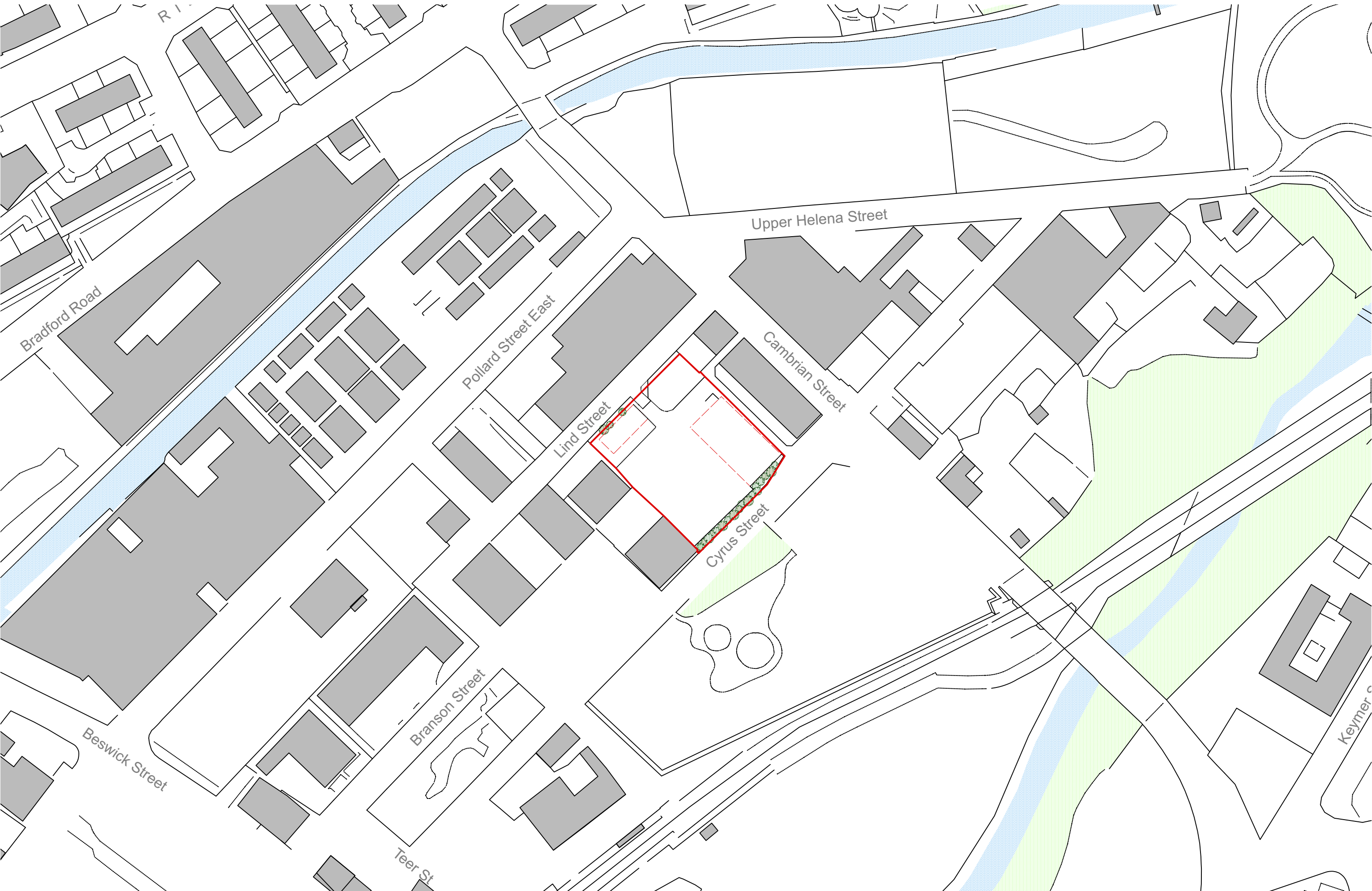
Aerial Photography



— Structure has been demolished

— Site

Not to scale



5.0

Existing Drawings

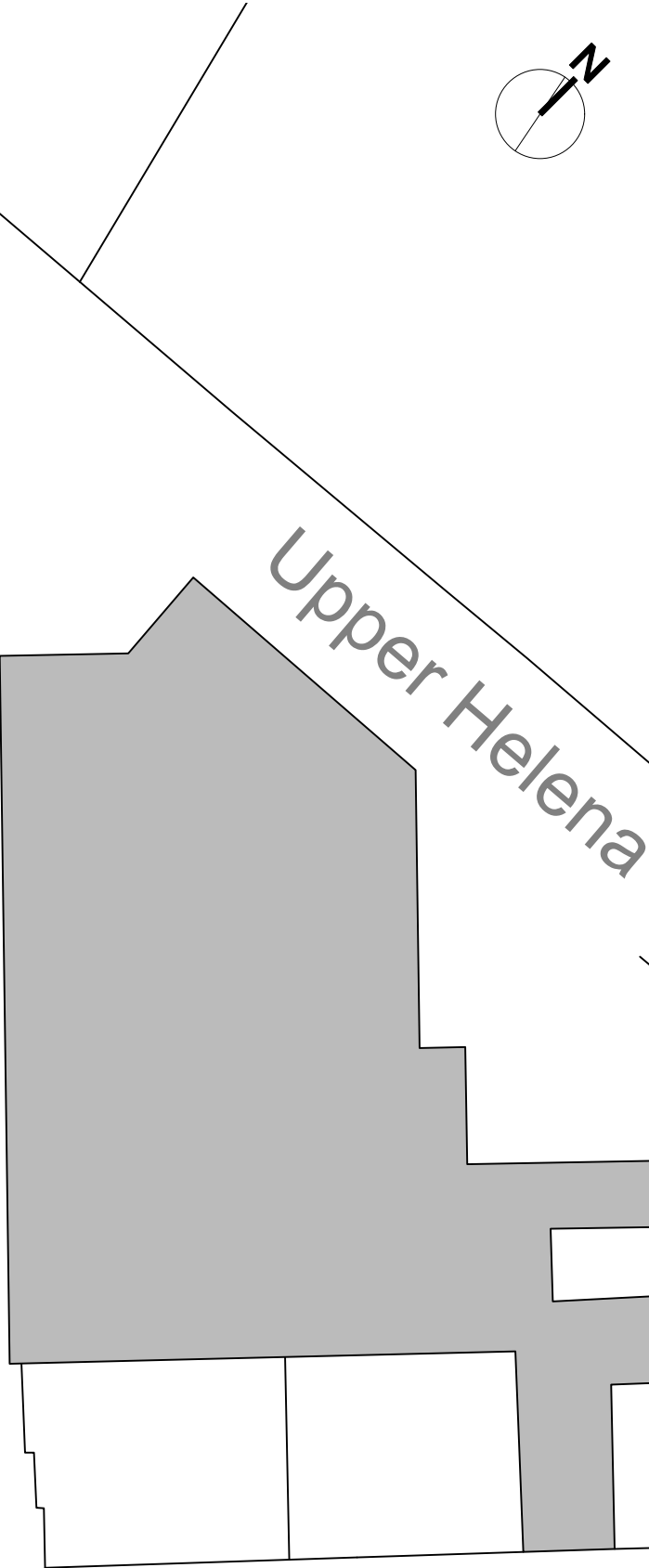
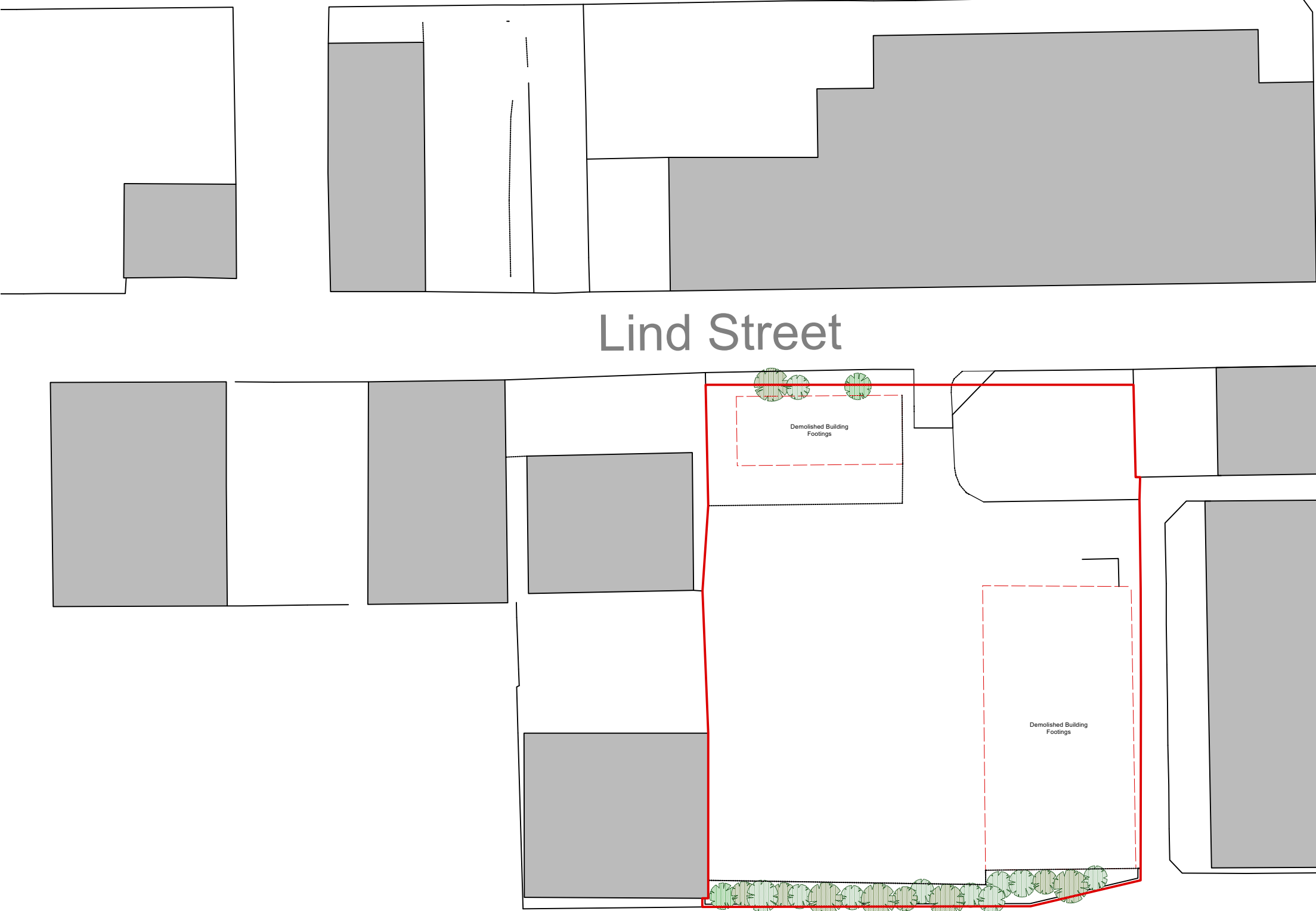
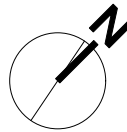
Pollard Street East

Lind Street

Cyrus Street

Cambrian Street

Upper Helena



6.0

Proposed Drawings

Pollard Street East

Lind Street

Cyrus Street

Upper Helena

Cambrian Street

Revision Notes





7.0 Design & Access

AMOUNT & SCALE

The proposed car park located within the site of 19 Lind Street would consist of approximately 2760m² of new tarmac area (including a proposed access road from existing highway entrance) and would provide a total of 103 parking spaces. The scale of the proposed development is determined by the useable site area available and makes use of the space in which two structures ones stood that have since been demolished.

USE & LAYOUT

Due to the increase of commercial development within the area, a high volume of roadside car parking has caused additional traffic congestion along Pollard Street East, Cambrian Street and Lind Street. Whilst the locality of the site is considered to be favourable for modes of public transport given its close proximity to the city centre and suburbs, a large number of employees travel by car which has worsened over time and is exacerbated by the existing roadside parking of local residents.

As such, the proposed development seeks to alleviate this problem by creating additional employee parking spaces to those associated with a local business situated on Pollard Street, who would otherwise have to park on the roadside due to limited on site parking. The proposed additional parking will free up the existing car parking problem, making access and egress onto and around Pollard Street East easier during peak periods of traffic flow.

APPEARANCE & LANDSCAPING

The scheme consists of landscaping features which have been designed to allow the car park to blend into the environment with materials to match existing. It is hoped that the brick retaining wall and cast iron railings will be repaired to suit their original appearance as they add a visual interest from the aspect of Cyrus Street as well as adding a good level of site security. The additional planting of trees around the site perimeter will also help to hide the car park amongst the existing tree line along Cyrus Street.

With reference to the above, there are a number of trees/ shrubs situated around the edge of the site, in which some do not appear to have been planted intentionally. Furthermore, it is noted that the trees which have been planted behind the retaining wall along Cyrus Street have caused significant damage to the structure which has reduced the walls integrity as large sections of the brickwork are missing where roots have pushed them out. It is therefore considered that these trees could be removed to stop further damage from occurring to the retaining wall and additional trees would be planted within the site confines, away from the immediate boundary edge.

ACCESS & SECURITY

Access to the car park is off Lind Street via the existing entrance within the palisade security fence. The scope of works includes the removal of the existing gate with the opening to be made wider to make way for an entry and exit access road. This also includes the installation of a new anti ram gate and a set of lifting arm barriers to permit access to pass holders.

Forty number, five-meter tall lighting columns are proposed to illuminate the car park and are to be used in the evenings and winter mornings. The existing and proposed planting strategy around the perimeter edge of the site and the height of the proposed lighting will ensure that there is no significant light pollution to the adjacent residential properties. CCTV cameras are also proposed to be fitted to a number of the lighting columns to cover the entirety of the site footprint which will further increase the security presence within the area.

The development includes the proposal to provide five disabled parking spaces as part of a holistic inclusive access strategy for the site.