Prior approval application, Poplar Court, Moss Lane East,130686/P20A/2021

Transport Implications

On site Car Parking

The existing parking arrangements at Poplar Court provide 25 car spaces (19 as shown on attached plan plus six spaces on the adjoining new site). This represents a 73% car space to unit ratio.
All cars parked at Poplar Court are required to be registered with the Management Company. There are currently 18 cars registered representing a take up of 72% of the 25 spaces provided. This is in line with number of empty spaces seen on a daily basis.
As part of the proposals for the four new apartments the car parking will be reconfigured as shown on the attached plan. This will then create 30 car spaces and increase the space to unit ratio to 79%.

Bicycles

The use of bicycles at Poplar Court, like elsewhere, has exploded in recent years. There are now regularly over 20 bicycles parked in the undercroft and a former car space was repurposed to facilitate these some time ago. As part of the proposals bicycle parking will be created around the tree in the front courtyard, freeing up the car space. The forecourt area is protected by CCTV.

Hulme High Street Multi Storey (Underground) Car Park

The multi storey underground car park opposite Poplar Court has recently been completely refurbished along with Alexandra House's £8million overhaul. It is a superb facility with lifts, CCTV and excellent lighting. It is also chronically under used. There are over 200 spaces in the car park and today (20th September 2021) there were 51 cars parked there. It has long been a grumble of Poplar Court Management Company that Alexandra House staff park along Quinney Crescent rather than use this car park. There was perhaps an argument that the previous condition rendered usage unsafe. This is no longer the case and use of this facility by Alexandra House workers would free up 12 on street parking areas directly behind Poplar Court.

Local Amenities

Poplar Court is brilliantly located and enjoys the vast majority of essential retail, leisure, education and service facilities on its doorstep and all within a 10-minute walk. (See attached Amenity Proximity Schedule).
For alternative amenities further afield, access is available north, south, east and west via a plethora of bus services less than 3 mins walk away and with a frequency not exceeding 10 minutes.
The city centre with its myriad of facilities is 1 mile to the north and a mere 18-minute walk or 6 minutes cycle.

There really is no practical need to have a vehicle whilst living at Poplar Court and Poplar Court Management Company proactively highlight these benefits to prospective new tenants and owners. The management company refresh the car log every month to check usage as it can often appear many of the vehicles have been abandoned from lack of use.
However, there is surfeit capacity available for parking if this is required.

Raymond J. Boyle MRICS
21st September 2021