

Transport Statement
at
28 Mason Street, Manchester M4 5EU
On behalf of Associated Security



Warburton Associates ref 5561

April 2021

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1. Introduction

This transport statement accompanies the application for permission to change the building use class to B8 storage.

The Context of the Project

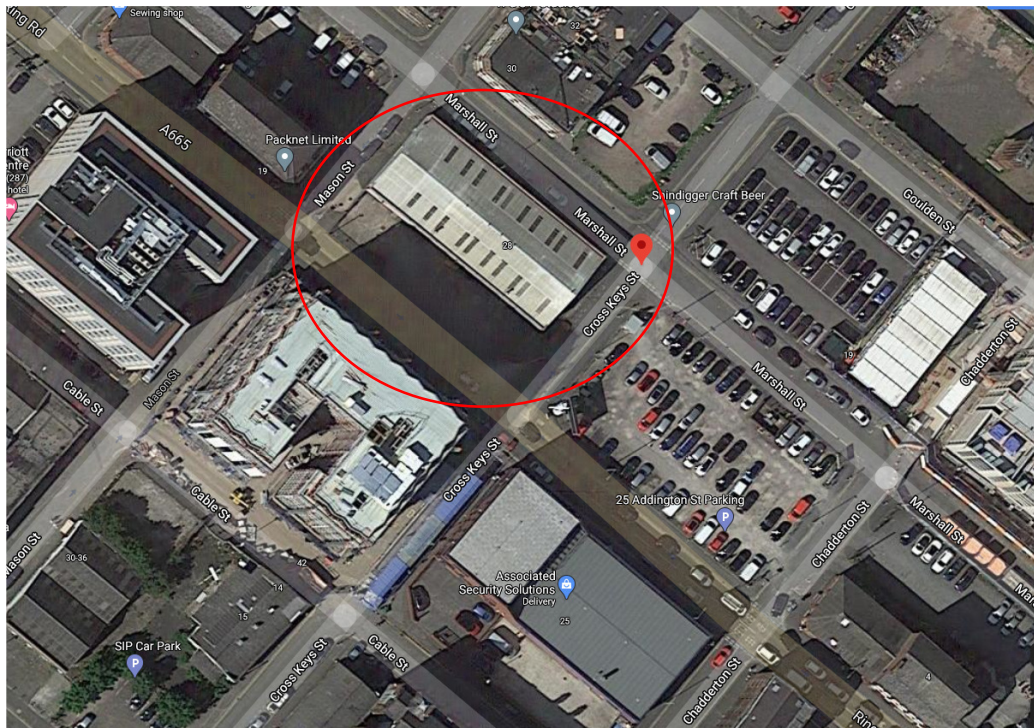
'Associated Security' require space following the sale of one of their other Manchester buildings and are proposing to adapt 28 Mason street to provide secure storage to retail customers.

28 Mason Street consists of a brick and steel-clad building enclosing a large high space together with offices and staff support facilities located at the Mason street end.

The application is for re-use of an empty industrial building.

The building is proposed to be business premises of 'Associated Security' (A.S.) Trading continuously since 1945 the company is based at their Addington Street premises and is located diagonally opposite the proposed site.

28 Mason street building covers approximately two thirds of the rectangular site. The remaining one third is 'hard standing' with a palisade secure steel boundary fence. It has two pairs of vehicle gates, one onto Mason Street and one onto the corner of Cross Keys Street where it meets Addington Street.





**Mason Street Junction where it joins the A665 ring Road Addington Street
Vehicle access gates in the centre of the image**



**Cross Keys Street Junction where it joins the A665 ring Road Addington Street
Vehicle access gates in the centre of the image. Gates are angled to adapt to
existing kerb levels**

2. Existing

Existing Layout

The site has a vehicular highway to all four sides.

Access and egress is via vehicle gates onto Mason Street and Cross Keys Street.

Mason Street, Cross Keys Street and Marshall Street have parking bays marked next to the footpath on the side next to 28 Mason Street. There is 'no stopping' or parking allowed on Addington Street.

Mason Street, Cross Keys Street and Marshall Street are two way routes.

Mason Street and Cross Keys Street are low traffic local access streets.

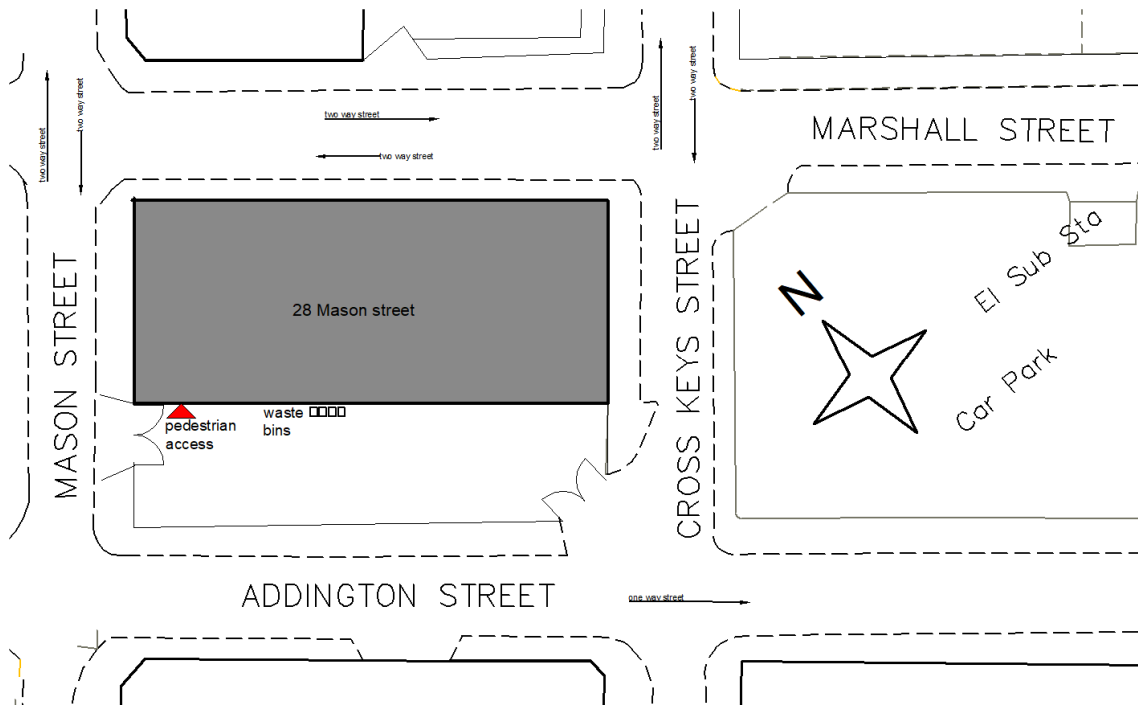
Addington street is a two-lane one-way highway with higher traffic numbers and the term ring road illustrating the status as a main transport artery.

The site across Cross Keys Street is a surface car park. The site diagonally across Marshall street is also a surface car park

Other sites are being developed with mixed use schemes generating construction traffic and following completion local traffic movement.

Access

The site is located close to the city centre with excellent transport links. Pedestrian access is available from Shude Hill Bus and tram station. Piccadilly Train Station is also within walking distance. Users have the many options for access to this address



3. Proposed

Proposed Layout

The existing access and egress arrangement is proposed to be retained. That is the vehicle gates onto Mason Street and Cross Keys Street.

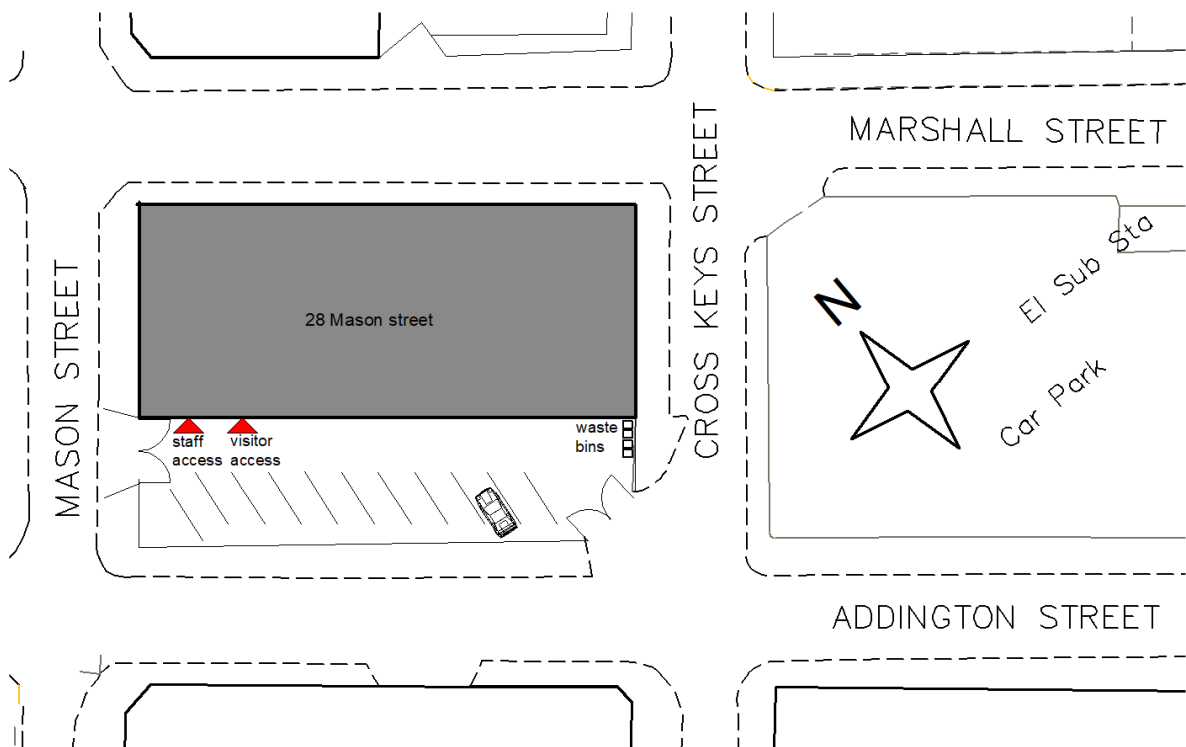
There will be an informal arrangement for access on Mason Street and egress to Cross Keys street.

There will be six car parking spaces reserved for customers.

This is the maximum number required in the experience of the client Associated Security.

There will be no more than 7 customers on site at any one time. Typically there will be two customers on site. Customer arrival times are proposed to be by appointment only. The restriction of customer numbers ensures the managers can supervise the safety of building users.

The location is close to City centre business addresses. This ensures that a proportion of customers will not need personal vehicles to access this business.



4. Conclusion

The proposed work is likely to generate less traffic than that required to operate when it was a warehouse / distribution centre for the Co-op

Vehicle sizes are reduced from lorries to private cars.

Low staff numbers on site, together with a policy of encouraging access by sustainable means will further reduce vehicle movements to this site.

Restricted customer numbers allowed to access the site concurrently will ensure that the proposed six visitor spaces will provide ample off-road parking.

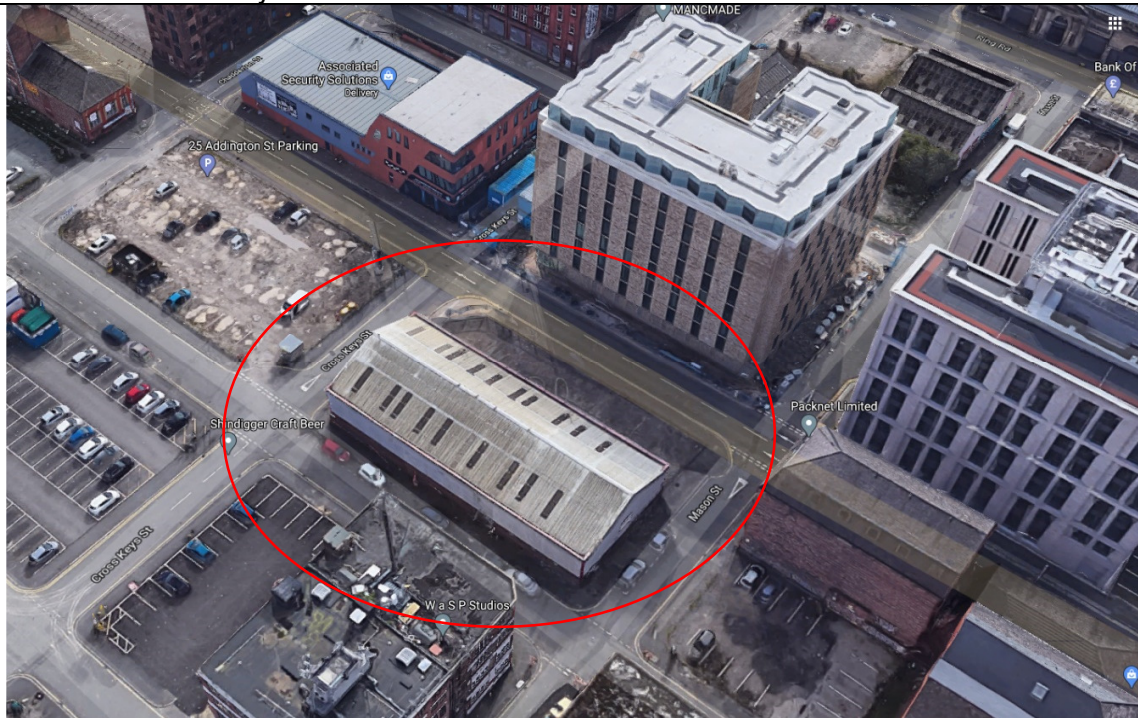
This change of use to B8 storage will not require adjustments to the highway, to boundaries with the highway, to parking arrangements on or off the site.

APPENDIX 1: Photographs

Images to show 28 Mason Street as existing



View over Cross Keys Street



View looking across Chadderton Street



View from Addington Street / Mason Street to show vehicle access gates



View from Mason Street / Marshall Street to show street parking



View from Marshall Street / Cross Keys Street to show street parking



View from Addington Street / Cross Keys Street to show vehicle access gates