

NEW DEVELOPMENT WORKS FOR JNS PROPERTIES AT
Former Public Convenience
Lightbowne Road
Moston
Manchester
M40 0DF

P1	26-05-16	First Issue	PC
<i>Rev</i>	<i>Date</i>	<i>Description</i>	<i>By/Checked</i>

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Project Ref: 1QD1
Status: Planning – Db

This document should be read in conjunction with MHA Architects drawings and documents:

1QD1 0-000	Site Location Plan
1QD1 0-001C	Existing and Proposed Plans and Elevations
1QD1-Db.01	Design and Access Statement

Existing Parking Provision

There is unrestricted on-road parking on the north and southbound sides of Lightbowne Road directly in front of the existing building. Unrestricted on-road parking continues around the corner on both sides of Nathurst Road, adjacent to the park and residential area. Double yellow lines restrict parking directly on the crossroads and approximately 10-25m along the junction approaches on Lightbowne Road and Nathurst Road. There is a cafe on the opposite corner of the junction between Lightbowne Road and Nathurst Road that has private parking to the rear.

Proposed Parking Strategy

It is anticipated that the 2no. units will require shared parking for a maximum of 6 customer vehicles.

It is proposed that customers will park within the unrestricted on-road area on Lightbowne Road or Nathurst Road. Provision has also been made for off road parking to be accommodated on the grounds of FC United of Manchester, 150m from the site along Lightbowne Road. It is intended that staff vehicles will be parked here.

There is also a desire from the client to arrange for limited customer parking on the private land on the opposite corner of the junction between Lightbowne Road and Nathurst Road.

Delivery of light goods will take place outside of the hours of opening (approx. 4-6am daily). It is proposed that parking during this period will be on the unrestricted on-road parking on Lightbowne Road.

It is also noted that an on-street parking arrangement is also adopted at the nearby Broadhurst Park Children's Centre on Lightbowne Road. Please refer to the below image.



Please also refer to the below diagrammatic site location plan.

