

Highway and Transport Statement

For Proposed;

Dental Practice 153 Kenyon Lane, Moston

Moston Dental Practice

It is the intention of this report to provide an engineering overview of the proposed project, with regards to accessibility and parking for the site, highlighting other potential transport methods available to visitors, and discussing options which may help alleviate issues already experienced by the area.

Moston Dental Practice is an existing practice and the proposal is to extend the practice into 155 Kenyon Lane to improve the existing facilities and to enhance care by providing access for accessible patients which is currently not possible because all surgery's are located on the first floor

2. Site history and constraints:

The site is located in a residential and commercial area of Moston sited directly on Kenyon Lane. Adjacent is Chinley Avenue. There are number of retail premises adjacent and there is no dedicated off street parking to these business(Funeral Directors and corner Shop) to cite a few

The site itself, is currently vacant but was last used as takeaway business.

Access for public transport is good, there is a well served bus route within 30 metres

Chinley Avenue is not restricted parking

Kenyon Lane is not restricted parking.

A large proportion of patients will be on foot for the dental practice access. There is on street parking available with no restrictions.

4. Public Transport:

There is bus stop within 30metres of the site with regular routes connecting Manchester and the surrounding area

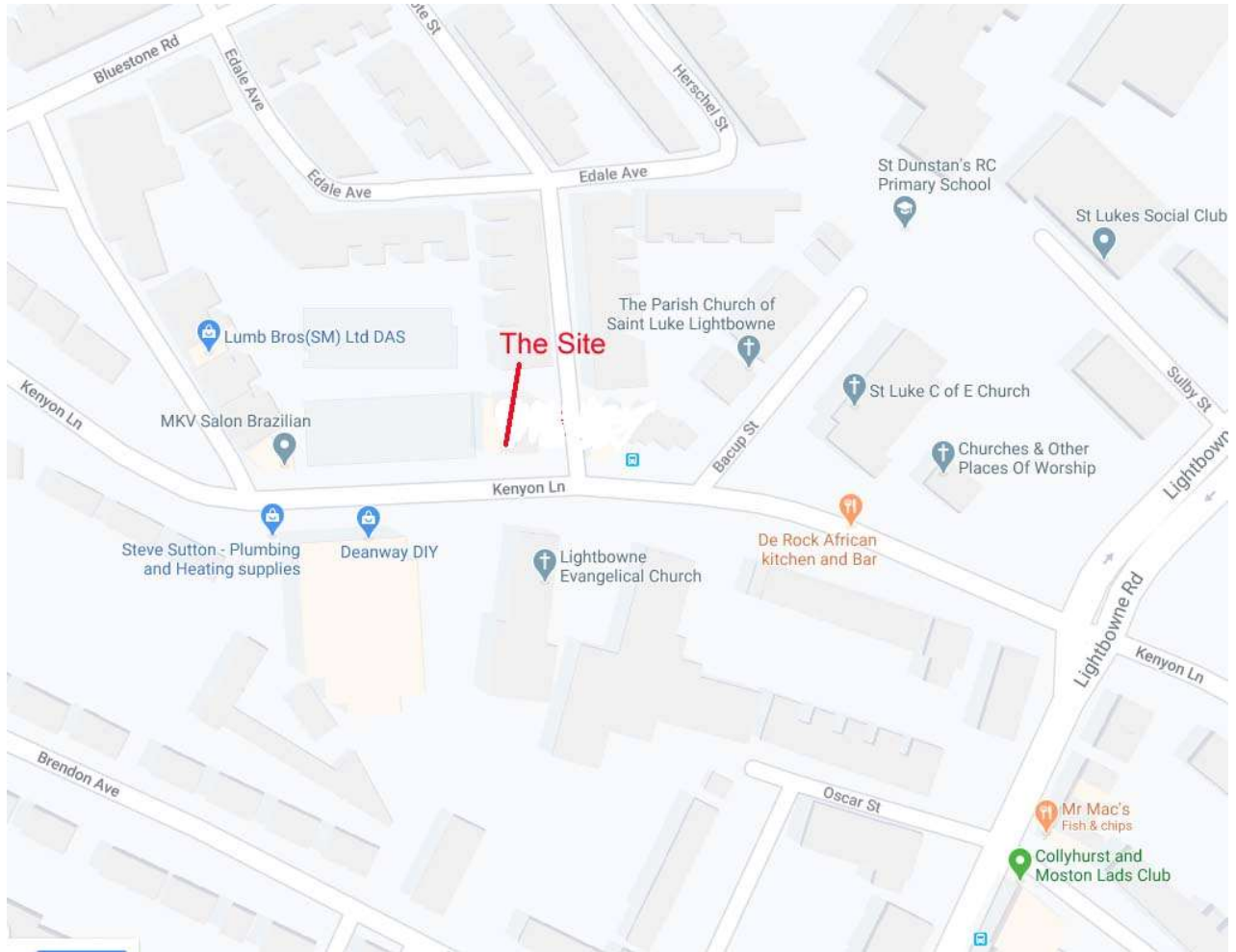
5. Proposed site access:

An existing vehicular and pedestrian access is currently used from Kenyon Lane

All proposed amenities shall cater for disabled persons, with a DDA compliant main access required for staff and patients.

Service traffic for the site – It is assumed this shall generate some service traffic but it is expected to be relatively low. There one visit per week for waste collection

Appendix A – Site location



Appendix B – Proposed site and adjacent facilities



6. Summary:

The site is currently used as a NHS Dental Practice. The proposal look to enhance the offer to the NHS by providing a dedicated accessible surgery accessed via a new level entrance located at ground floor with new accessible w.c.

We do not anticipate any additional vehicular movements as the NHS contract between the surgery and the NHS will be maintained at existing levels.

An accessible statement will undertaken by the surgery to assist accessible patients from there car to the surgery as necessary.

The proposal would remove the hot food take-away and 2 bed flat and provide a development of:

There will be 3 surgery rooms, consultation room, x-ray room, decontamination room, waiting area, reception, kitchen, office and storage areas

There is no dedicated off-street car parking for the site but there are few restrictions in relation to on-street parking. The reality is that the impact of the development will not be noticeable but the Council require a report to support this fact.

Much of the proposed facilities for the dentist will simply improve the operation of the site and allow them to provide a much improved service to their patients. Patients visiting the dentist will be off-set by a reduction in traffic to the hot food take-away and the residents in the flat. The hot food take-away could potentially operate all day, unless there are restrictions on its opening times.