10 January 2018

David Brettell
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Mr Brettell

Land to the South of Chester Road – Proposed Temporary Car Park

Further to my letter of 17th November and to my conversation yesterday I have set out below further clarification. I refer to our recent conversation and have set out below clarification on a number of issues in relation to the above planning application submitted in July 2017 on behalf of my Client "Scottish Widows Pooled Property".

In relation to the background to the application I can confirm that my Client is actively considering development proposals for the site, as you are aware Architects Simpson Haugh have been instructed to prepare a scheme for the site and initial discussions have been held with the City Council to consider residential proposals.

Development Appraisals are currently being undertaken and we should be in a position to progress with a planning application for the site in mid to late 2018. Given my 'Clients' intention to see the site developed for commercial built development, it is considered that the temporary car parking use proposed provides a valuable short term use, which is considered on balance to be appropriate use of the site.

Traffic Impact

In relation to transport, the potential impact of the temporary use on the highway network has been assessed. We can confirm that the number of additional trips on the highway network resulting from the car park will be a small percentage of existing traffic and that proposed in the area. Based upon comparable car parks operated by the proposed tenant the proposed car park will have a trip generation of approximately 113 vehicles in the AM peak period and 128 in the PM Peak. This is only 5% of existing flow, therefore it will have a negligible effect on the operation and capacity of the network.

In relation to the layout of the car park, there will be a single point of entry off Owen Street which has previously been endorsed by the City Council. We can also confirm that 10% of the parking spaces provided will be reserved for disabled users.

Attached for your information is the layout for the site to show how the car park could be laid out for 180 vehicles. Please note, however, that the car park will not surfaced or demarcated as shown on the plan. Space will be provided for 10 disabled vehicles.

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Crime Impact

In relation to Crime Impact the proposals relate to a formally laid out public pay and display car park. There will be lighting columns erected within the car park which will be operated via a timer switch. Timber knee high post and rail fencing has been installed around the entire site. The site is generally level and no buildings are proposed which would prevent clear lines of vision.

The operator deploys car park attendants on site to patrol the car park, provide customer assistance, provide a visual deterrent to potential criminals and report any criminal activity.

It is relevant to take into consideration that the car park has recently been the subject of an unauthorised occupation. The most recent case took place on 30th and 31st October, when a group of individuals removed the security barrier and opened up the site to illegal car parking whereby payment was collected for a full days parking.

Our client was notified and steps were immediately taken to prevent the maintained operation continuing, despite the operators threatening behaviour and claiming they had a licence to operate from the owners.

We can confirm that the site has now been secured and measures taken to prevent further unauthorised occupation. It is important to have regard to the site's threats from such activity. The occupation of the site for a temporary authorised use, up until the site is fully developed for commercial built development, provides greater certainty that criminal activity on the site can be avoided.

Lighting

As discussed we can confirm that lighting will be provided for the temporary car park; this will include three flood lights, which are already present on site, see attached photographs. These lights are connected to the electricity supply on a dusk to dawn sensor, designed and spaced to ensure that the whole area of the car park is lit.

Opening Hours and Operation of the car park

In relation to the operation of the car park, permission is sought for its use on a 24 hour basis, seven days per week. In terms of the management of the car park, as previously indicated it will be operated and patrolled on a pay and display basis and patrolled by a specialist car parking company. The pay and display machines will be located within the site.

I trust the above provides you with the clarification sought to be able to determine this application. If however you require any further clarification please do not hesitate to contact me.

Yours Sincerely,

[redacted]

Mike Hopkins
Director

cc Haseeb Hassan

DO NOT SCALE



NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE SURVEY DATUM.
3. ACCESS TO BE TAKEN FROM OWEN ROAD.
4. SURFACE TO BE A BOUND ASPHALT OR BITUMEN MACADAM MATERIAL, TO BE SPECIFIED BY OTHERS.
5. INDICATIVE LOCATION OF OIL INTERCEPTOR. DESIGNED AND LOCATED BY OTHERS.
6. THE CAR PARK IS TO PROVIDE 170 CAR PARKING SPACES AND 10 DISABLES SPACES.
7. ALL LIGHTING IS TO BE PROVIDED USING DIESEL POWER GENERATED LIGHTING.

0 5 10 15 20 25

SCALE 1:250

PROPOSED CAR PARKING LAYOUT

SCALE 1:250

REPRODUCED FROM ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT RICHARD JACKSON LTD – ACC No. 100002572.

REV	DATE	DESCRIPTION	DRAWN	CHKD
C	12.07.13	PARKING LAYOUT REVISED TO SUIT NEW ENTRANCE AND EXIT OFF OWEN ROAD	MRH	MD
B	17.06.13	REVISED TO SUIT ARCHITECTS COMMENTS	MRH	MD
A	17.06.13	REVISED TO SUIT ARCHITECTS COMMENTS	MRH	MD

REVISIONS

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.

Project

CHESTER ROAD, MANCHESTER

Title

CAR PARK LAYOUT

Client

RCP PARKING LTD

Scale	Drawn	Date
1:250 @ A1	M HOUSE	13.06.13
Job Manager	Checked	Approved
M DOUGHTY	MJD	

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Drawing No.	Revision
44795/C/01	C

Drawing Status

☒ INFORMATION ☐ APPROVAL ☐ COSTING
☐ TENDER ☐ CONSTRUCTION ☐ AS CONSTRUCTED

A1

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RENAKE

